



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

PLANNING COMMISSIONERS 2014

1st District
Charissa Leach

2nd District
Ed Sloman

3rd District
John Petty

4th District
Bill Sanchez
Chairman

5th District
Mickey Valdivia
Vice Chairman

**Interim
Planning Director**
Juan C. Perez

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

Phone
951 955-3200

Fax
951 955-1811

9:00 A.M.

NOVEMBER 5, 2014

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY • **RIVERSIDE COUNTY PLANNING COMMISSION**

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the TLMA Commission Secretary. 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 Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR

1.1 **NONE**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 **NONE**

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:

3.1 **NONE**

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

- 4.1 **PLOT PLAN NO. 25311** – Intent to Adopt a Mitigated Negative Declaration – Applicant: AT&T – Fourth/Fourth Supervisorial District – Location: Northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42 – 1.14 Acres – **REQUEST:** The plot plan proposes a wireless communication facility for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 sq. ft. lease area. Three live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)
- 4.2 **CONDITIONAL USE PERMIT NO. 3156, REVISED PERMIT NO. 2** – CEQA Exempt – Applicant: Patricia Porter – Third/Third Supervisorial District – Location: Northerly of Grand Avenue, easterly of Leon Road, and westerly of Whitaker Street, more specifically 32150 South Grand Ave. – 9.85 Gross Acres – **REQUEST:** The Revised Permit to the approved Conditional Use Permit proposes to extend the permit life for the existing Wild West Rodeo Arena with an existing license for the on-site sale of alcoholic beverages. The project site currently contains an existing 1,160 sq. ft. barn, 240 sq. ft. shed, 1,480 sq. ft. barn, 1,000 sq. ft. restroom, an existing 3,000 sq. ft. caretaker's residence, 281 standard parking spaces, and 9 accessible parking spaces. The project also proposes to replace a fire damaged bar with a new 5,184 sq. ft. bar and porch. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)
- 4.3 **SPECIFIC PLAN NO. 382, GENERAL PLAN AMENDMENT NO. 1113, GENERAL PLAN AMENDMENT NO. 1013, GENERAL PLAN AMENDMENT NO. 1014, and CHANGE OF ZONE NO. 7775** – Intent to Certify an EIR- Applicant: Regent Properties - Engineer/Rep.: Webb – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R:RM), Community Development: Medium Density Residential (CD:MDR) – Location: westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal – 342.3 gross acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture - 5 Acre Minimum (A-1-5) and Rural Residential (RR) – **REQUEST:** The Specific Plan proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre. The proposal also includes 45.2 percent open space, which includes 20.6 acres of parks and trails, and 128.1 acres of conservation areas. There are three General Plan Amendments that were filed at different times for other projects. The three combine to create the Specific Plan area and propose to change the Land Use Designations of the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) and Rural: Rural Mountainous (R:RM) to Low Density Residential (LDR)(0.5-2 Dwelling Units Per Acre), Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre), Medium High Density Residential (MHDR)(5-8 Dwelling Units Per acre), Open Space Recreation (OS-R), Open Space Conservation (OS-C) and High Density Residential (HDR)(8-14 Dwelling Units Per Acre) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Change of Zone proposes to change the zoning from Residential-Agricultural-2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture- 5 Acre Minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)
- 4.4 **ITEM REMOVED BY DIRECTOR**

5.0 WORKSHOPS:

5.1 NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS

Agenda Item No.: 4.1
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisory District: Fourth/Fourth
Project Planner: Damaris Abraham
Planning Commission: November 5, 2014
Continued from: September 17, 2014

PLOT PLAN NO. 25311
Environmental Assessment No. 42577
Applicant: AT&T
Engineer/Representative: Smartlink, LLC

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Three live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

The project is located northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42.

FURTHER PLANNING CONSIDERATIONS:

September 17, 2014

On August 11, 2014 the project was approved at Director's Hearing and set for Planning Commission Receive and File on September 17, 2014. On September 17, 2014, the Planning Commission set the project for hearing.

August 11, 2014

At the July 14, 2014 Director's Hearing, testimony was taken from neighbors in opposition of the project. The concerns raised by the neighbors included health concerns, the noise generated from the facility, the visual impact of the facility as viewed from their property, and the potential decline this may cause to their property value. The project was continued to the August 11, 2014 Director's Hearing to allow the applicant and staff to consider the concerns received from the neighbors.

In order to address noise produced by the facility (especially the air-conditioning units and the generator), the applicant had submitted an environmental Noise Assessment, prepared by EBI Consulting dated July 30, 2013 that evaluated the air-conditioning units and the generator noise impacts at the nearby residential uses. The report was reviewed by the Department of Environmental Health, Office of Industrial Hygiene and was found to be adequate. The report indicated that the generator is to be placed in an enclosed equipment structure and the air-conditioning units will be next to an existing perimeter wall that will provide sufficient noise attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night. In addition, standard conditions of approval (10.PLANNING.17 and 10.E HEALTH.3) have already been added to ensure that these standards are maintained throughout the life of the project.

In order to address the aesthetic impact of the facility, the project has already proposed the planting of 2 live palm trees adjacent to the proposed monopalm. In addition, the applicant is also proposing to plant

additional live palm trees at the entrance of the property and at equipment area in order to provide additional screening and minimize the visual impact of the facility upon the neighboring properties.

In addition, staff has received a letter from the Pathfinder Community of Risen Christ church in opposition of the project raising concerns about the parking spaces at the project site. Staff has analyzed issues raised in the letter. Although the project is proposing to remove three parking spaces, the project is proposing to replace those parking spaces by providing three carpool spaces as shown on Sheet 3 of Exhibit A, dated 7/14/14, so that the Church will have the necessary parking required by Section 18.12 of Ordinance No. 348.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) |
| 2. Surrounding General Plan Land Use: | Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the north
Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the south
Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the east
Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the west |
| 3. Existing Zoning: | One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) |
| 4. Surrounding Zoning: | One Family Dwellings (R-1) to the north
One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south
One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east
Scenic Highway Commercial (C-P-S) to the west |
| 5. Existing Land Use: | Church |
| 6. Surrounding Land Use: | Single family residences to the north, south and, east
Commercial retail center to the west |
| 7. Project Data: | Total Acreage: 1.14
Lease Area: 1,225 Square Feet |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42577**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 25311**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) on the Western Coachella Valley Area Plan which allows for development of single family detached and attached residential dwelling units. Limited agriculture and animal keeping is also permitted in this designation.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Community Development: Medium Density Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences, commercial uses, and the traveling public in the area.
3. The project site is surrounded by properties which are designated Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the north, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the south, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the east, and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the west.
4. The zoning for the subject site is One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000).
5. The proposed use, a wireless communication facility disguised as a 50 foot high palm tree, is a permitted use in the R-1-12000 zone subject to approval of a plot plan according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
6. According to Section 19.404.a of Ordinance No. 348, the R-1-12000 zone is classified as a residential zone classification. The proposed project, as designed and conditioned, does not exceed the maximum allowable height of 50 feet for disguised wireless communication facilities in residential zone classifications. Additionally, the facility is set back more than 100 ft. (200% of facility height) from the nearest habitable dwelling. The project, as designed and conditioned and based on the findings herein, complies with the development standards for Area Disturbance, Fencing and Walls, Height Limitations, Impacts, Landscaping, Lighting, Noise, Parking, Paved Access, Power and Communications Lines, as well as Support Facilities and Treatment. Therefore, it can be determined that the project is consistent with the development standards set forth in Ordinance No. 348, Article XIXg (Wireless Communication Facilities).

7. Although the project is proposing to remove three parking spaces, this will not result in the Church being under parked as it was determined that the Church will have the necessary parking required by Section 18.12 of Ordinance No. 348.
8. The project meets the requirements for approval per Section 19.404.c. of Ordinance No. 348. The facility is designed and sited so that it is minimally visually intrusive as project has been designed to be disguised as a palm tree and live palm trees are also proposed to be planted around the project area in order for the facility to blend in with the surrounding setting. The supporting equipment is proposed to be located within an equipment shelter that is architecturally compatible with an existing trash enclosure located adjacent to the proposed equipment shelter. The project meets the location and development standards set forth in Section 19.410 of Ordinance No. 348 as provided in findings 6 and 7 above. In addition, the project has gone through the review process to ensure that the project meets the processing requirements set forth in Ordinance No. 348, Article XIXg and the requirements for approval set forth in Section 18.30 of Ordinance No. 348.
9. The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the north, One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south, One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east, and Scenic Highway Commercial (C-P-S) to the west.
10. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
11. Environmental Assessment No. 42577 identified the following potentially significant impacts:
 - a. Aesthetics

This listed impact will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.
12. Section 704(a) of the Telecommunications Act of 1996 expressly preempts state and local government regulation of the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions to the extent that such facilities comply with the FCC's regulations concerning such emissions. The applicant has indicated that AT&T Mobility is licensed by FCC and the RF radiation emissions are in compliance with the FCC standards.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, a letter from Pathfinder Community of the Risen Christ in opposition of the project was received.
2. The project site is not located within:
 - a. A Fault Zone;
 - b. A Flood Zone;
 - c. A County Service Area;
 - d. A High Fire area; or,
 - e. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
 - a. An area susceptible to subsidence;
 - b. An area with moderate liquefaction potential;
 - c. The City of Palm Desert Sphere of Influence;
 - d. The Bermuda Dunes Airport Influence Area;
 - b. The boundaries of the Desert Sands Unified School District; and,
 - c. The boundaries of the Bermuda Dunes Community Council.
4. The Bermuda Dunes Community Council has reviewed this project and recommended approval on November 14, 2013.
5. The subject site is currently designated as Assessor's Parcel Number 609-500-001.

DA:da

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Date Prepared: 03/20/13

Date Revised: 09/30/14

Agenda Item No.: 1.1
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisory District: Fourth/Fourth
Project Planner: Damaris Abraham
Planning Commission: September 17, 2014

PLOT PLAN NO. 25311
Environmental Assessment No. 42577
Applicant: AT&T
Engineer/Representative: Smartlink, LLC

COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Three live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

The project is located northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on August 11, 2014.

**The Planning Department staff recommended APPROVAL; and,
THE PLANNING DIRECTOR:**

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42577**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED PLOT PLAN NO. 25311, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

DA:da

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Date Revised: 08/22/14

Agenda Item No.: 2.1
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisory District: Fourth/Fourth
Project Planner: Damaris Abraham
Director's Hearing: August 11, 2014
Continued from: July 14, 2014

PLOT PLAN NO. 25311
Environmental Assessment No. 42577
Applicant: AT&T
Engineer/Representative: Smartlink, LLC

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

Since the writing of the staff report:

1. One letter and five emails in opposition of the project raising health concerns, property value, and visual impact were received from:
 - a. Peter and Laura Lynn Gregor
 - b. Robert Goldhammer dated August 3, 2014
 - c. Douglas and Tammy Fox dated August 1, 2014
 - d. Vicki Burdeaux dated July 31, 2014
 - e. Vanessa Piazza dated August 4, 2014
 - f. Louis Zaltzman dated August 7, 2014

Staff has reviewed these letters and has determined that the concerns raised in these letters have already been addressed as outlined in the staff report.

2. The applicant has submitted revised exhibits and photo simulations showing the installation of one additional palm tree at the project entrance. Conditions of Approval 10.EVERY.1, 10.EVERY.3, and 80.PLANNING.1 have been modified to reflect this change.

Agenda Item No.: 2.1
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisory District: Fourth/Fourth
Project Planner: Damaris Abraham
Director's Hearing: August 11, 2014
Continued from: July 14, 2014

PLOT PLAN NO. 25311
Environmental Assessment No. 42577
Applicant: AT&T
Engineer/Representative: Smartlink, LLC

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

The project is located northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42.

FURTHER PLANNING CONSIDERATIONS:

August 11, 2014

At the July 14, 2014 Director's Hearing, testimony was taken from neighbors in opposition of the project. The concerns raised by the neighbors included health concerns, the noise generated from the facility, the visual impact of the facility as viewed from their property, and the potential decline this may cause to their property value. The project was continued to the August 11, 2014 Director's Hearing to allow the applicant and staff to consider the concerns received from the neighbors.

In order to address noise produced by the facility (especially the air-conditioning units and the generator), the applicant had submitted an environmental Noise Assessment, prepared by EBI Consulting dated July 30, 2013 that evaluated the air-conditioning units and the generator noise impacts at the nearby residential uses. The report was reviewed by the Department of Environmental Health, Office of Industrial Hygiene and was found to be adequate. The report indicated that the generator is to be placed in an enclosed equipment structure and the air-conditioning units will be next to an existing perimeter wall that will provide sufficient noise attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night. In addition, standard conditions of approval (10.PLANNING.17 and 10.E HEALTH.3) have already been added to ensure that these standards are maintained throughout the life of the project.

In order to address the aesthetic impact of the facility, the project has already proposed the planting of 2 live palm trees adjacent to the proposed monopalm. In addition, the applicant is also proposing to plant additional live palm trees at the entrance of the property and at equipment area in order to provide additional screening and minimize the visual impact of the facility upon the neighboring properties.

In addition, staff has received a letter from the Pathfinder Community of Risen Christ church in opposition of the project raising concerns about the parking spaces at the project site. Staff has analyzed issues raised in the letter. Although the project is proposing to remove three parking spaces, the project is proposing to replace those parking spaces by providing three carpool spaces as shown on

468/

Sheet 3 of Exhibit A, dated 7/14/14, so that the Church will have the necessary parking required by Section 18.12 of Ordinance No. 348.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) |
| 2. Surrounding General Plan Land Use: | Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the north
Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the south
Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the east
Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the west |
| 3. Existing Zoning: | One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) |
| 4. Surrounding Zoning: | One Family Dwellings (R-1) to the north
One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south
One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east
Scenic Highway Commercial (C-P-S) to the west |
| 5. Existing Land Use: | Church |
| 6. Surrounding Land Use: | Single family residences to the north, south and, east
Commercial retail center to the west |
| 7. Project Data: | Total Acreage: 1.14
Lease Area: 1,225 Square Feet |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42577**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 25311**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) on the Western Coachella Valley Area Plan which allows for development of single family detached and attached residential dwelling units. Limited agriculture and animal keeping is also permitted in this designation.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Community Development: Medium Density Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences, commercial uses, and the traveling public in the area.
3. The project site is surrounded by properties which are designated Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the north, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the south, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the east, and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the west.
4. The zoning for the subject site is One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000).
5. The proposed use, a wireless communication facility disguised as a 50 foot high palm tree, is a permitted use in the R-1-12000 zone subject to approval of a plot plan according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
6. According to Section 19.404.a of Ordinance No. 348, the R-1-12000 zone is classified as a residential zone classification. The proposed project, as designed and conditioned, does not exceed the maximum allowable height of 50 feet for disguised wireless communication facilities in residential zone classifications. Additionally, the facility is set back more than 100 ft. (200% of facility height) from the nearest habitable dwelling. The project, as designed and conditioned and based on the findings herein, complies with the development standards for Area Disturbance, Fencing and Walls, Height Limitations, Impacts, Landscaping, Lighting, Noise, Parking, Paved Access, Power and Communications Lines, as well as Support Facilities and Treatment. Therefore, it can be determined that the project is consistent with the development standards set forth in Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
7. Although the project is proposing to remove three parking spaces, this will not result in the Church being under parked as it was determined that the Church will have the necessary parking required by Section 18.12 of Ordinance No. 348.
8. The project meets the requirements for approval per Section 19.404.c. of Ordinance No. 348. The facility is designed and sited so that it is minimally visually intrusive as project has been designed to be disguised as a palm tree and live palm trees are also proposed to be planted around the project area in order for the facility to blend in with the surrounding setting. The supporting equipment is proposed to be located within an equipment shelter that is architecturally compatible with an existing trash enclosure located adjacent to the proposed equipment shelter. The project

meets the location and development standards set forth in Section 19.410 of Ordinance No. 348 as provided in findings 6 and 7 above. In addition, the project has gone through the review process to ensure that the project meets the processing requirements set forth in Ordinance No. 348, Article XIXg and the requirements for approval set forth in Section 18.30 of Ordinance No. 348.

9. The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the north, One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south, One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east, and Scenic Highway Commercial (C-P-S) to the west.
10. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
11. Environmental Assessment No. 42577 identified the following potentially significant impacts:
 - a. Aesthetics

This listed impact will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.
12. Section 704(a) of the Telecommunications Act of 1996 expressly preempts state and local government regulation of the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions to the extent that such facilities comply with the FCC's regulations concerning such emissions. The applicant has indicated that AT&T Mobility is licensed by FCC and the RF radiation emissions are in compliance with the FCC standards.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, a letter from Pathfinder Community of the Risen Christ in opposition of the project was received.
2. The project site is not located within:
 - a. A Fault Zone;
 - b. A Flood Zone;
 - c. A County Service Area;
 - d. A High Fire area; or,
 - e. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
 - a. An area susceptible to subsidence;
 - b. An area with moderate liquefaction potential;
 - c. The City of Palm Desert Sphere of Influence;
 - d. The Bermuda Dunes Airport Influence Area;
 - b. The boundaries of the Desert Sands Unified School District; and,
 - c. The boundaries of the Bermuda Dunes Community Council.
4. The Bermuda Dunes Community Council has reviewed this project and recommended approval on November 14, 2013.
5. The subject site is currently designated as Assessor's Parcel Number 609-500-001.

Agenda Item No.: **2:1**
Area Plan: **Western Coachella Valley**
Zoning District: **Bermuda Dunes**
Supervisory District: **Fourth/Fourth**
Project Planner: **Damaris Abraham**
Director's Hearing: **July 14, 2014**

PLOT PLAN NO. 25311
Environmental Assessment No. 42577
Applicant: AT&T
Engineer/Representative: Smartlink, LLC

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

The project is located northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) |
| 2. Surrounding General Plan Land Use: | Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the north
Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the south
Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the east
Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the west |
| 3. Existing Zoning: | One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) |
| 4. Surrounding Zoning: | One Family Dwellings (R-1) to the north
One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south
One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east
Scenic Highway Commercial (C-P-S) to the west |
| 5. Existing Land Use: | Church |

- | | |
|----------------------------|--|
| 6. Surrounding Land Use: | Single family residences to the north, south and, east
Commercial retail center to the west |
| 7. Project Data: | Total Acreage: 1.14
Lease Area: 1,225 Square Feet |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42577**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 25311**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) on the Western Coachella Valley Area Plan which allows for development of single family detached and attached residential dwelling units. Limited agriculture and animal keeping is also permitted in this designation.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Community Development: Medium Density Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences, commercial uses, and the traveling public in the area.
3. The project site is surrounded by properties which are designated Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the north, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the south, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the east, and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the west.
4. The zoning for the subject site is One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000).
5. The proposed use, a wireless communication facility disguised as a 50 foot high palm tree, is a permitted use in the R-1-12000 zone subject to approval of a plot plan according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
6. According to Section 19.404.a of Ordinance No. 348, the R-1-12000 zone is classified as a residential zone classification. The proposed project, as designed and conditioned, does not exceed the maximum allowable height of 50 feet for disguised wireless communication facilities in residential zone classifications. Additionally, the facility is set back more than 100 ft. (200% of

facility height) from the nearest habitable dwelling. The project, as designed and conditioned, complies with the development standards for Area Disturbance, Fencing and Walls, Landscaping, Noise, Power and Communications Lines, as well as Support Facilities and Treatment. Therefore, it can be determined that the project is consistent with the development standards set forth in Ordinance No. 348, Article XIXg (Wireless Communication Facilities).

7. Although the project is proposing to remove three parking spaces, this will not result in the Church being under parked as it was determined that the Church will have the necessary parking required by Section 18.12 of Ordinance No. 348.
8. The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the north, One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south, One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east, and Scenic Highway Commercial (C-P-S) to the west.
9. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
10. Environmental Assessment No. 42577 identified the following potentially significant impacts:
 - a. Aesthetics

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Fault Zone;
 - b. A Flood Zone;

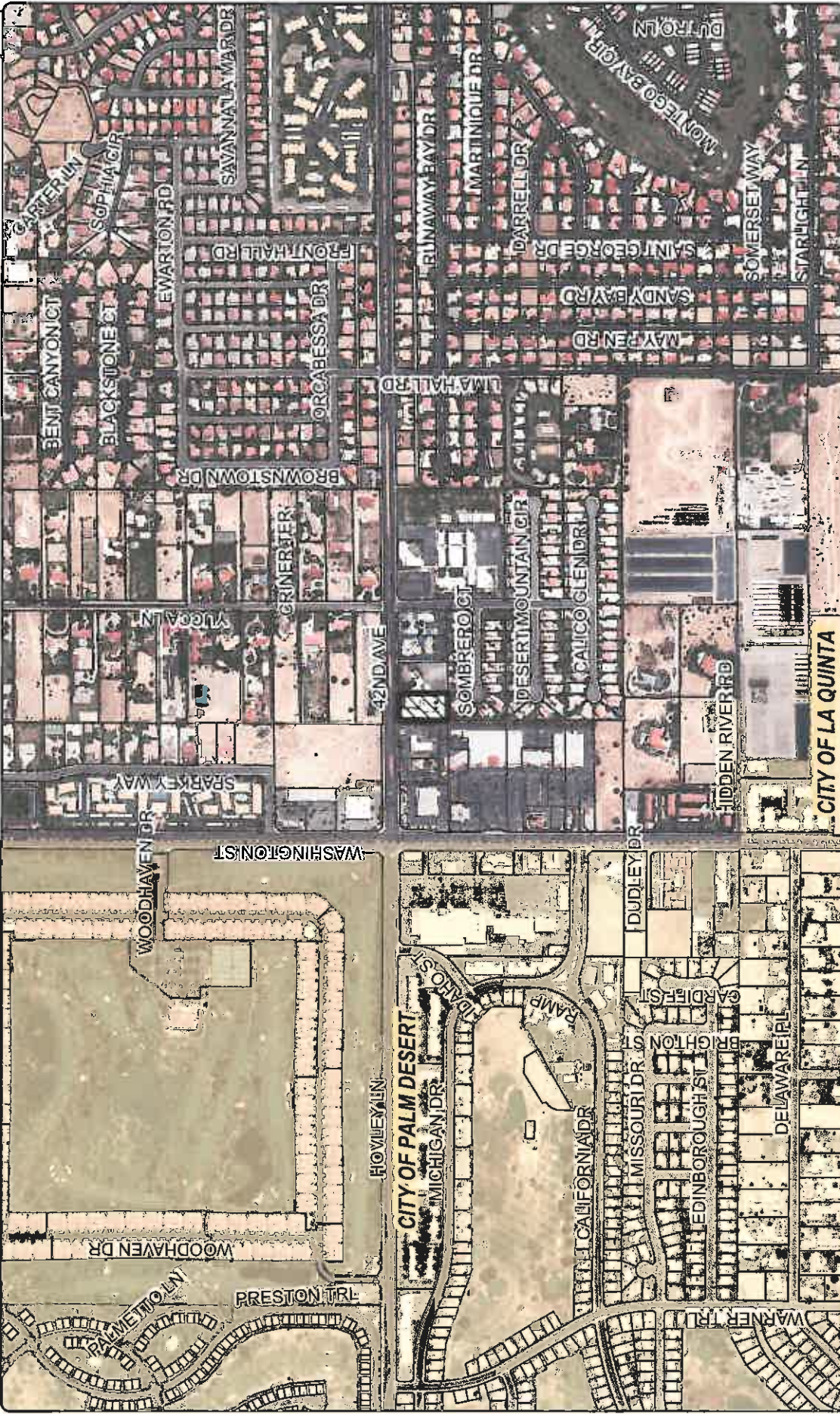
- c. A County Service Area;
 - d. A High Fire area; or,
 - e. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
- a. An area susceptible to subsidence;
 - b. An area with moderate liquefaction potential;
 - c. The City of Palm Desert Sphere of Influence;
 - d. The Bermuda Dunes Airport Influence Area;
 - b. The boundaries of the Desert Sands Unified School District; and,
 - c. The boundaries of the Bermuda Dunes Community Council.
4. The Bermuda Dunes Community Council has reviewed this project and recommended approval on November 14, 2013.
5. The subject site is currently designated as Assessor's Parcel Number 609-500-001.

DA:da
Y:\Planning Case Files-Riverside office\PP25311\DH-PC-BOS Hearings\DH-PC\PP25311.Staff Report.docx
Date Prepared: 03/20/13
Date Revised: 06/12/14

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25311
VICINITY/POLICY AREAS

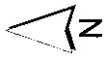
Date Drawn: 09/24/2014
 Vicinity Map

Supervisor Benoit
 District 4



Zoning District: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: As of 07/27/2014, the County of Riverside adopted a new General Plan providing new land use designations to unincorporated Riverside County. For more information, please contact the Riverside County Planning Department at (951) 955-1200 (Western County) or at (951) 955-1277 (Eastern County) or visit <http://planning.coliar.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

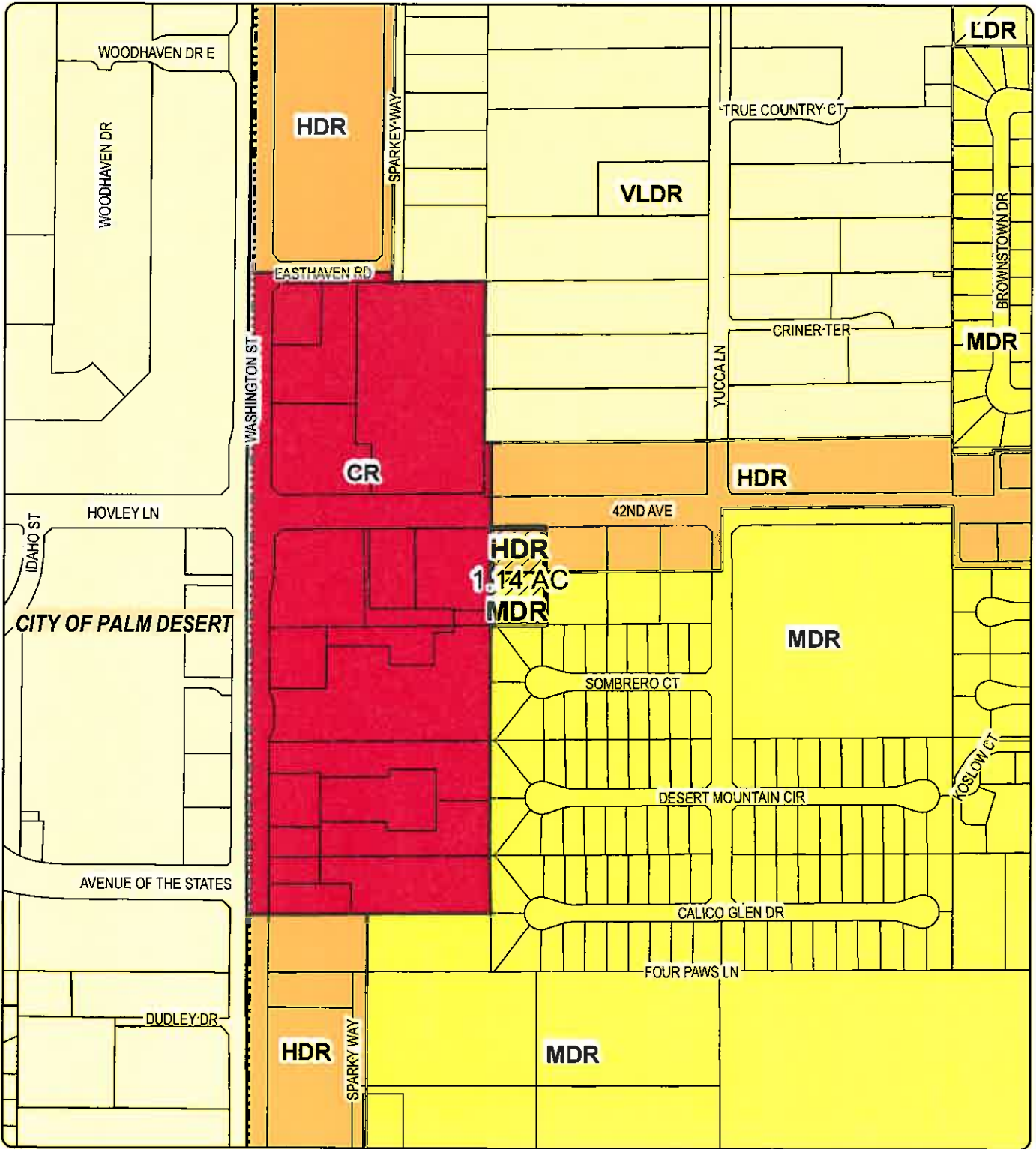
PP25311

EXISTING GENERAL PLAN

Date Drawn: 09/24/2014

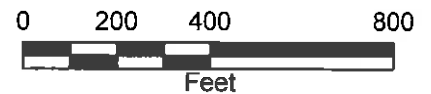
Exhibit 5

Supervisor Benoit
District 4



Zoning District: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

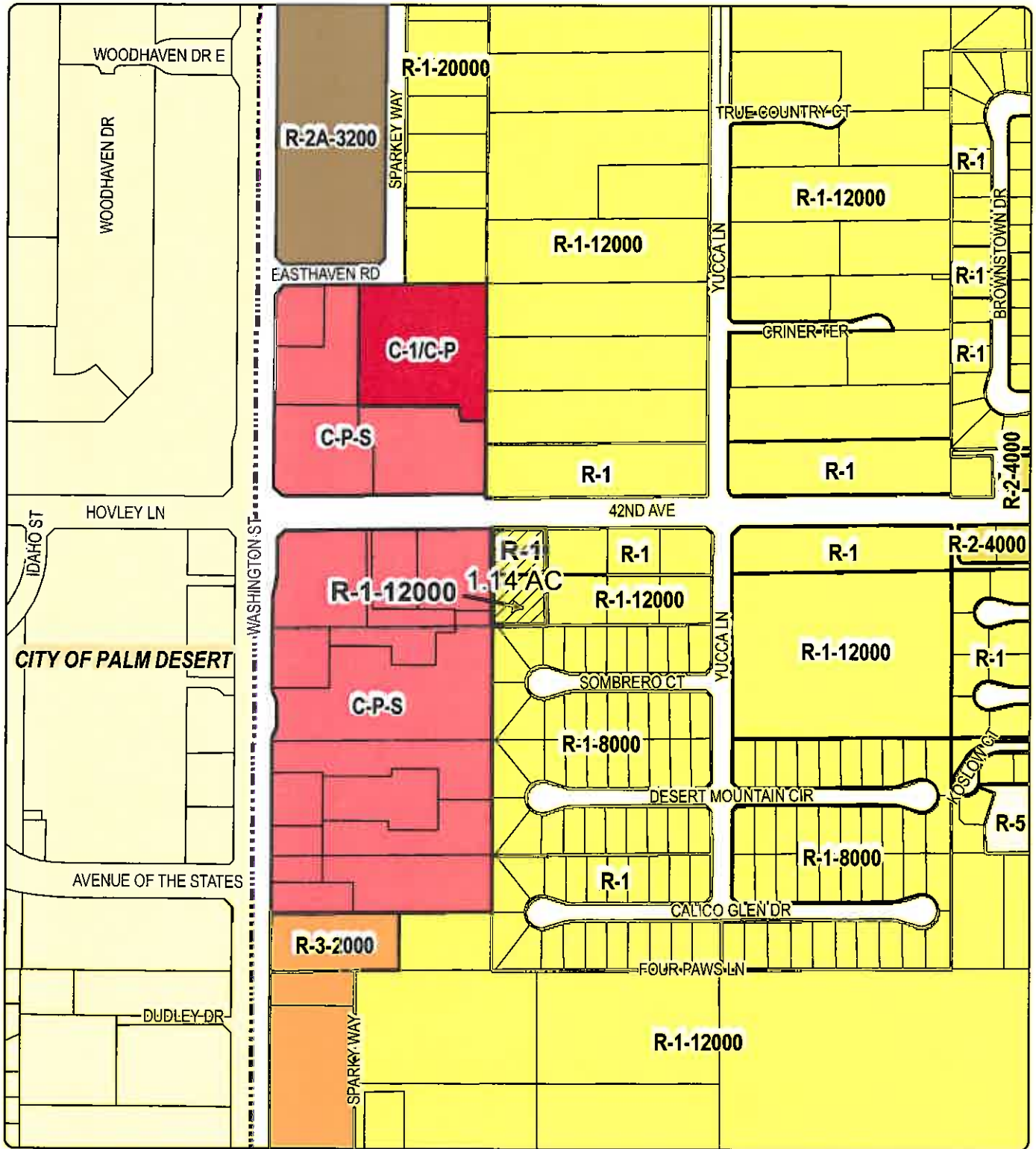
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25311

EXISTING ZONING

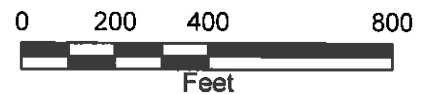
Supervisor Benoit
District 4

Date Drawn: 09/24/2014
Exhibit 2



Zoning District: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcti.ca.gov>

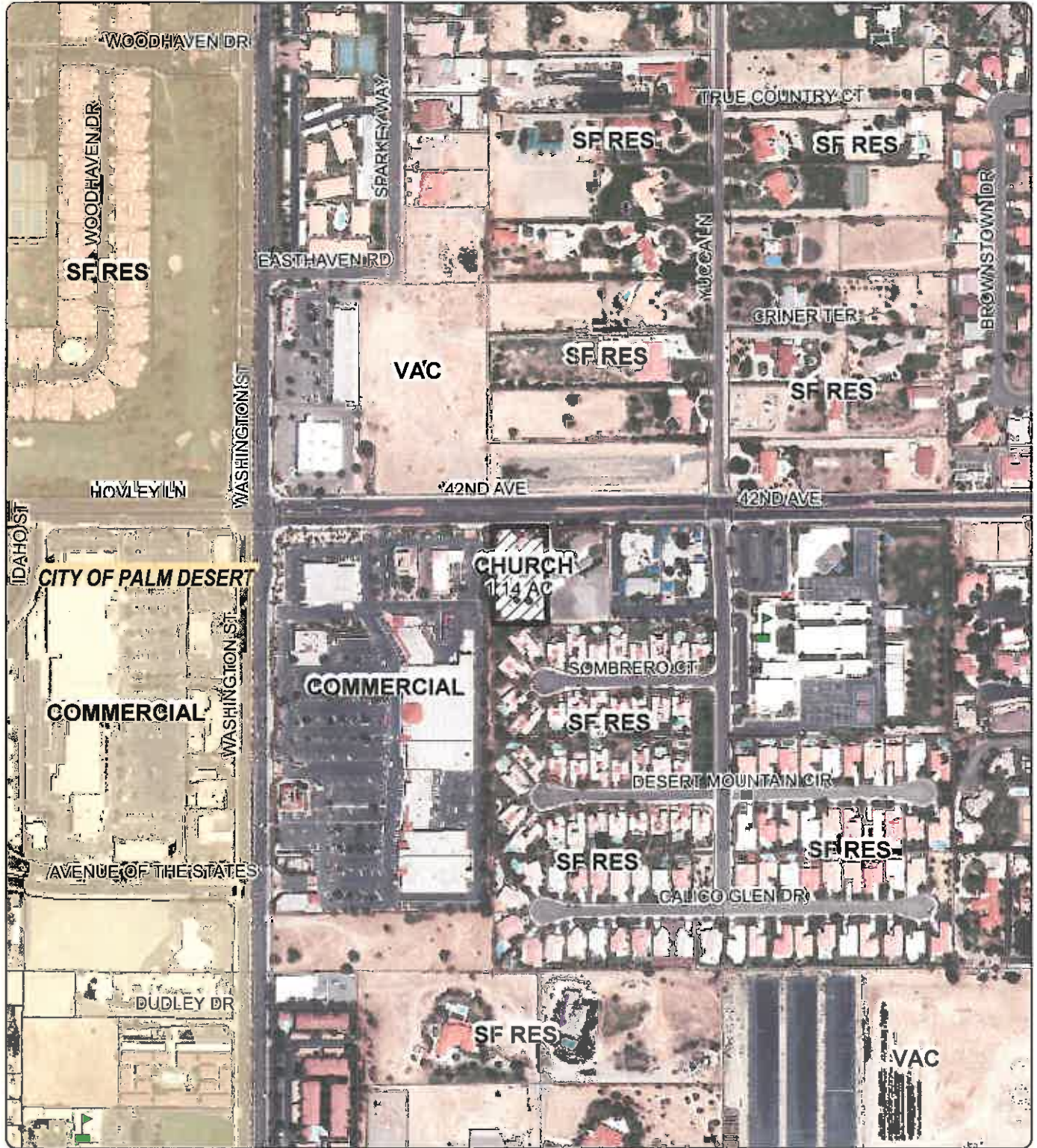
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25311

LAND USE

Supervisor Benoit
District 4

Date Drawn: 09/24/2014
Exhibit 1



Zoning District: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website <http://planning.rctlma.org>



RS0396

PALM DESERT CHURCH OF CHRIST

78135 AVENUE 42 BERMUDA DUNES CA 92203



VIEW 1



LOOKING SOUTH FROM 42ND AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



RS0396

PALM DESERT CHURCH OF CHRIST

78135 AVENUE 42 BERMUDA DUNES CA 92203



VIEW 2



LOOKING NORTHEAST FROM ADJACENT PARKING LOT

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



RS0396

PALM DESERT CHURCH OF CHRIST

78135 AVENUE 42 BERMUDA DUNES CA 92203



VIEW 2



LOOKING NORTHWEST FROM SOMBRERO COURT

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



RS0396

PALM DESERT CHURCH OF CHRIST

78135 AVENUE 42 BERMUDA DUNES CA 92203



VIEW 4



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



1525 WEST 94th AVE
DENVER, CO 80231

PROJECT COORDINATION & MANAGEMENT
SMARTLINK LLC.
18201 VAN HANSEN AVENUE, SUITE 910
DENVER, CO 80242
PH: (303) 361-1285

PREPARED BY
EBC Consulting
Environmental (Engineering) Inc. (d/b/a)
2116 Street | Burlington, MA 01803
Tel: (781) 273-2920 | Fax: (781) 273-3311
www.ebcconsulting.com

ENGINEER STAMP/SIGNATURE

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SUBMITTALS	
NO.	DATE
1	08/07/13
2	09/23/13
3	01/14/14
4	04/29/14
5	06/23/14
6	06/23/14
7	06/23/14

81130001
SITE NO. 25311
SITE NAME: PALM DESERT
CHURCH OF CHRIST
SITE NO.: R50396
78133 AVENUE 42
BENICIA DUNES, CA 92203

SHEET TITLE
SITE PLAN

DRAWN BY: JT
CHECKED BY: JT
DATE: 06/26/13
SHEET NO.: **A-1**

NOTES

- THIS PLAN IS NOT THE RESULT OF A SURVEY. IT IS BASED ON FIELD MEASUREMENTS AND THE RECORDS OF THE COUNTY OF SAN DIEGO. THE CLIENT HAS REPRESENTED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT. THE ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND IT TO BE REASONABLY ACCURATE.
- ALL STRUCTURES SHOWN ARE FROM PROPOSED ANTENNAS & EQUIPMENT TO EXISTING PROPERTY LINE.

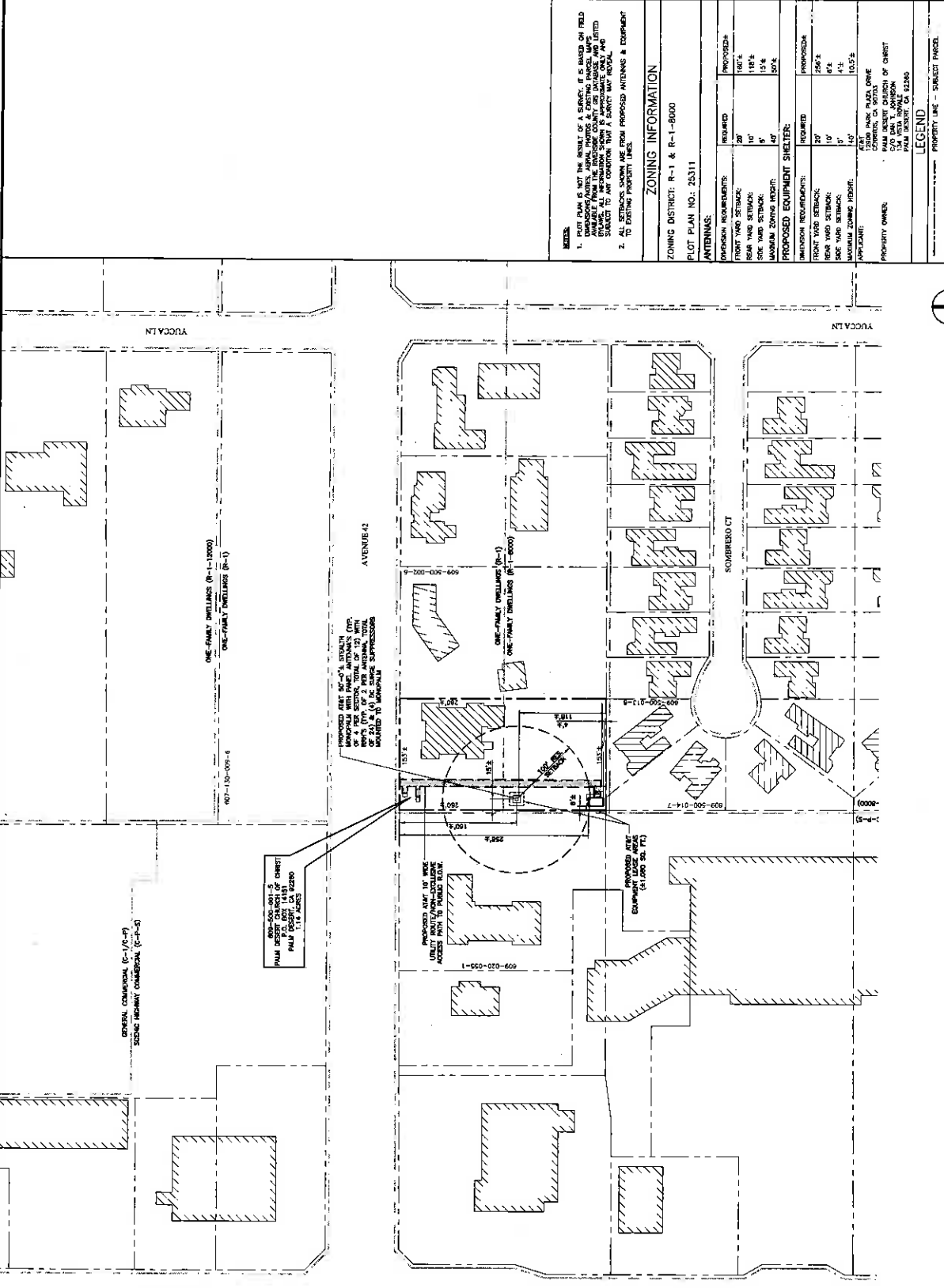
ZONING INFORMATION

ZONING DISTRICT: R-1 & R-1-B000
PLOT PLAN NO.: 25311

ANTENNAS:	REQUIRED:	PROPOSED:
FRONT YARD STRUCTURE:	20'	180"
REAR YARD STRUCTURE:	180"	180"
SIDE YARD STRUCTURE:	5'	15'
MAXIMUM ZONING HEIGHT:	40'	50.5'

LEGEND

PROPERTY LINE - SUBJECT PARCEL
ZONING DISTRICT BOUNDARY LINE
TOWN BOUNDARY LINE
EXISTING BUILDINGS



1 SITE PLAN



SMARTLINK LLC.
 10331 VAN SARDEN AVENUE, SUITE 910
 IRVINE, CA 92618
 PH: (949) 367-1886

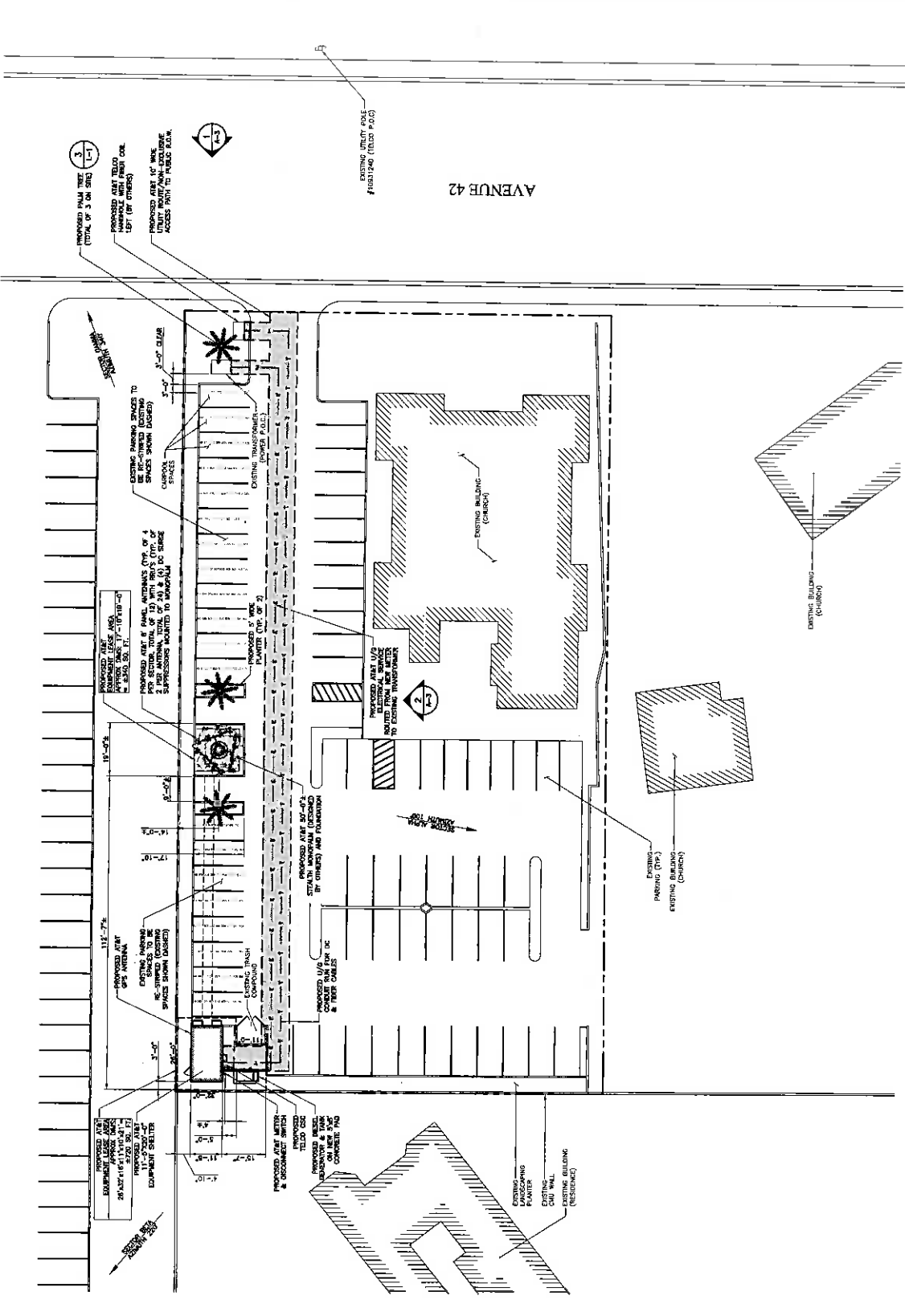
EBCI Consulting
 Environmental Engineering Inc. d/b/a
 21 B Street | Burlington, MA 01803
 Tel: (781) 273-2500 | Fax: (781) 273-3311
 www.ebciconsulting.com

ENGINEER'S STAMP REQUIRE
 AND DOCUMENT OF THE DESIGN PROFESSIONAL
 FOR THE EXERCISE OF THE TITLE OF REGISTERED PROFESSIONAL ENGINEER
 IN THE STATE OF MASSACHUSETTS.
 DRAWING SIGNED AND SEALED FOR THE EXERCISE OF THE TITLE OF REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS.
 ALL OTHERS ARE PROHIBITED FROM USING THIS SEAL.

SUBMITTALS	
NO.	DESCRIPTION
1	06/02/14 PER CONSTRUCTION DMS
2	06/23/14 PER CONSTRUCTION TB
3	01/14/14 LOOK BOOK TB
4	04/28/14 PER COMMENTS AC
5	06/17/14 PER COMMENTS AC
6	06/23/14 PER COMMENTS AC
7	06/02/14 REVISED ISSUE AREA AC

FOR JOB NO: **81130001**
 SITE INFO:
SITE NAME: PALM DESERT CHURCH OF CHRIST
SITE NO.: RS0396
74135 AVENUE 42
BERMUDA DUNES, CA 92203

ENLARGED SITE PLANS
 SHEET NO: **A-2**
 DRAWN BY: JT
 CHECKED BY: TB
 DATE: 06/09/13



APPROX. NORTH

SCALE 1/16" = 1'-0"

1 ENLARGED SITE PLAN



PROJECT COORDINATOR & MANAGER:
SMARTLINK LLC.
 1801 VAN ALLEN AVENUE SUITE 410
 CHERRY HILL, NJ 08003
 PH: (609) 387-1245

PREPARED BY:
EBI Consulting
 Environmental & Biological Inc. (a subsidiary of EBI)
 219 Street Boulevard, MA 01803
 Tel: (978) 272-2830 Fax: (978) 272-3311
 www.ebiconsulting.com

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ENGINEER STAMP/SIGNATURE

NO.	DATE	DESCRIPTION	BY
1	08/08/13	ERC CONSTRUCTION	UT
2	09/22/13	ERC CONSTRUCTION	TB
3	07/17/14	TOOK BOAT	TB
4	04/29/14	PER COMMENTS	AC
5	06/12/14	PER COMMENTS	AC
6	06/25/14	PER COMMENTS	AC
7	06/25/14	REVISED LASE AREA	AC

81130001

SITE INFO:
 SITE NAME: **PALM DESERT**
 CHURCH OF CHRIST
 SITE NO.: **RS0386**
 BENJAMIN DUNN, CA 92203

LANDSCAPE PLAN & DETAILS

SHEET NO: **L-1**

DRAWN BY:	UT
CHECKED BY:	TB
DATE:	06/09/13

GENERAL NOTES

- THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LABOR, TOOLS, MATERIALS, PERMITS, TAXES AND ALL OTHER COSTS, FORESEENABLE AND UNFORESEENABLE, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF THE LANDSCAPING AS DESIGNATED ON THE ACCOMPANYING DRAWINGS.
- INTERPRETATION OF PLANS AND SPECIFICATIONS: THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND THEIR REVISIONS WHICH ANY MISUNDERSTANDING MAY ARISE AND THEIR DECISION WILL BE FINAL.
- PERMITS: THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSE REQUIREMENTS: THE CONTRACTOR SHALL CARRY NECESSARY LIABILITY INSURANCE TO COVER THEIR WORKMEN AND COMPENSATION AND LIABILITY INSURANCE TO COVER THEIR WORKMEN AND INCREASED COSTS OVER THE CONTRACT FEE. THE OWNER SHALL SIGN THE CONTRACTORS WRITTEN REQUEST FOR SUCH ADDITIONAL FUNDS PRIOR TO ACTUALLY DOING THE WORK.

SPECIAL CONDITIONS

- THE OWNER SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE LANDSCAPING AS NECESSARY FOR PRACTICALITY AND FOR AESTHETIC REASONS AT NO ADDITIONAL COSTS.
- GRADING: GRADE ALL AREAS BY FILLING AND/OR REMOVING SURPLUS SOIL AS PLANS INDICATE. PROPER GRADING AND DRAINAGE AS INDICATED ON THE PLANS IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL GRADING SHALL BE BELOW HANDSCAPE AS FOLLOWS: 2" IN GROUND COVER, 1" LAWN AREAS.

SOIL PREPARATION

- BACKFILL OR ALL LANDSCAPE SHALL CONSIST OF THE FOLLOWING:
 - ON SITE SOIL 10 CU. YD.
 - MATERIAL PER 10 CU. YD.
 - 6 CU. YD.
 - 4 CU. YD.
 - 16-10-10 COMMERCIAL FERTILIZER 5 LBS.
 - IRON SULFATE 5 LBS.

PLANTING

- CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS TWO (2) TIMES WIDER THAN PLANT CONTAINER AND DEPTH OF TWICE THE HEIGHT OF PLANT CONTAINER. PLANT CROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL HEIGHT.
- ALL PLANTS SHALL BE WATERED IMMEDIATELY, BEFORE BACKFILLING PLANTING PITS.
- PLANT PALMS DIRECTLY IN HANDS SOIL WITH CUT SOIL PREP. PLANTS SHALL BE PLANTED AT THE SAME DEPTH AS THEY WERE IN THEIR ORIGINAL CONTAINERS. PLANTS SHALL BE PLANTED WITH ALL SHARPS AND TIES 1 PER GAL. 2 PER 5 GAL. 3 PER 15 GAL. AND 4 PER FOOT OF BOX WIDTH.
- PLANTS WITHIN THE PLANTING POSH SHALL BE PLANTED WITH ALL SHARPS AND TIES 1 PER GAL. 2 PER 5 GAL. 3 PER 15 GAL. AND 4 PER FOOT OF BOX WIDTH.
- MATERIAL APPLIED AS FOLLOWS:
 - 2" DEPTH X 1 1/2 TIMES CONTAINER
 - SCARIFY THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR CONTAINER IS EVIDENT. IF CIRCULAR ROOTS EXIST, PLANTS WILL BE REJECTED.

CLEAN UP

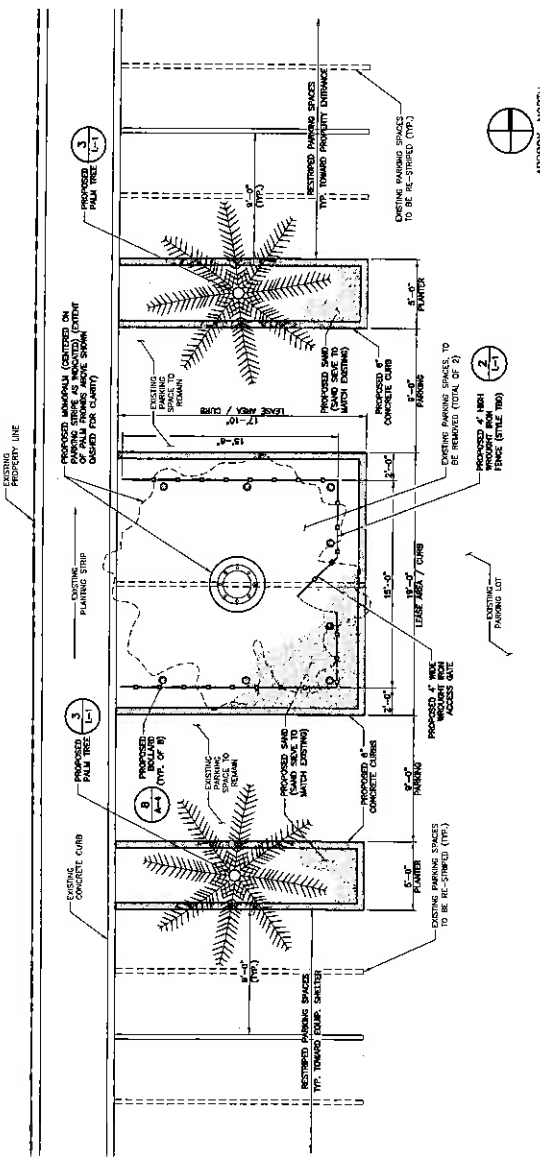
UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL RESPONSIBLY CLEAN AND TIDY ALL WORK AND THE SURROUNDING AREAS. EXCESS DEBRIS AND ALL EXCESS MATERIALS, DIRT, DEBRIS FROM THE SITE OR DISPOSE OF SAME AS DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE

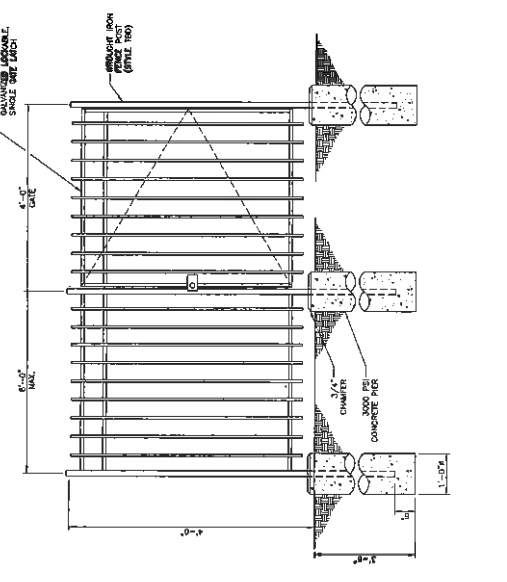
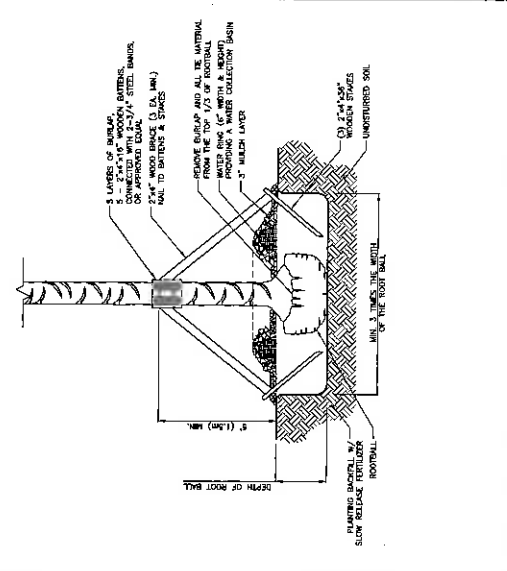
- MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ENTIRE INSTALLATION IS COMPLETE AND THE CONTRACTOR HAS BEEN PAID IN FULL.
- MAINTENANCE PERIOD SHALL BE 12 MONTHS. DURING THIS PERIOD, THE CONTRACTOR SHALL KEEP SITE WEED FREE, CLEAR OF DEBRIS AND ADJUST IRRIGATION SYSTEM AS REQUIRED. LAWN SHALL BE PROPERLY AND REGULARLY MAINTAINED. TREES SHALL BE PROPERLY WATERED AND STAKING OF TREES SHALL BE ADJUSTED IF NECESSARY. ANY OWNER MUST MAINTAIN PLANTING AFTER ONE YEAR.

GUARANTEE AND REPLACEMENTS

CONTRACTOR SHALL GUARANTEE HEALTHY PLANT ESTABLISHMENT FOR A PERIOD OF 12 MONTHS AND SHALL NOT BE RESPONSIBLE FOR DAMAGE DUE TO UNUSUAL DROUGHT OR EXCESSIVE RAIN RUN-OFF ON NEW PLANTED GROUND COVER AREAS. SUCH NATURAL DAMAGE SHALL BE REPAIRED AT TIME AND MATERIAL. ANY PLANT MATERIAL FAILING TO SURVIVE DUE TO CONTRACTORS IMPROPER PLANTING SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.



1 LANDSCAPE PLAN



2 FENCE AND GATE DETAIL

3 PALM PLANTING DETAIL

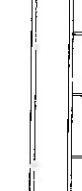
4 LANDSCAPE NOTES



1983 PALM BLVD. #200
 BERKELEY, CA 94709

SMARTLINK LLC.
 175 C. JAMES ST. SUITE 213
 SAN FRANCISCO, CA 94104
 PHONE (415) 303-4400
 FAX (415) 263-8870

RJCLA
 4150 UNIVERSITY AVENUE
 SUITE 100
 SAN FRANCISCO, CA 94116
 PHONE (415) 778-1100
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LANDSCAPE ARCHITECT STAMZ/SIGNATURE

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NO. DATE DESCRIPTION BY

DATE: 8/7/14

PROJECT NO.: 81130001

SITE NAME:
 PALM DESERT
 CHURCH OF CHRIST
 SITE NO.:
 RS0398
 78135 AVENUE 42
 BERKELEY, CA 94703

PLANTING PLAN

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



APPX. 10' 1" 2'

2 PLANTING PLAN

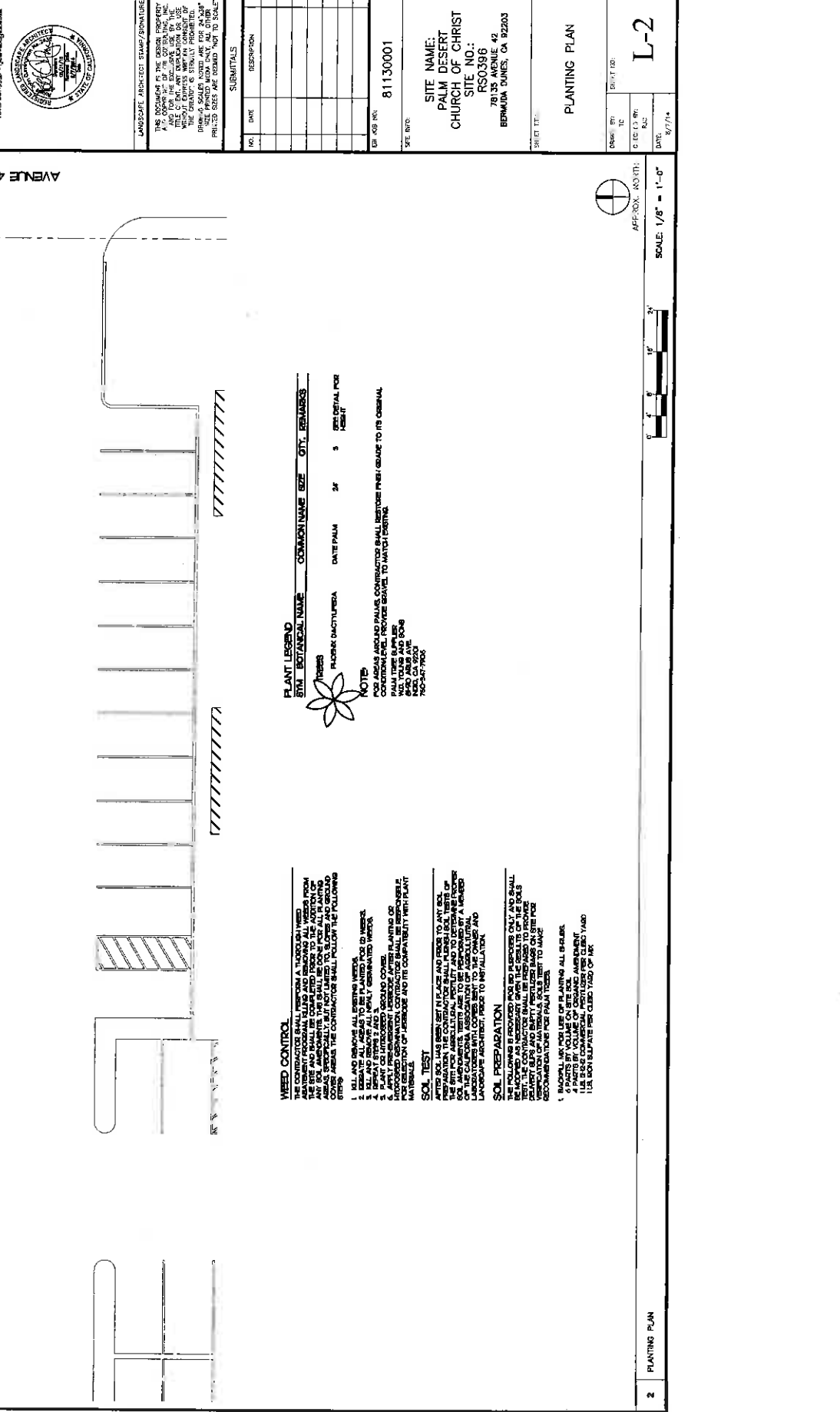
DATE: 8/7/14

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SITE NAME:
 PALM DESERT
 CHURCH OF CHRIST
 SITE NO.:
 RS0398
 78135 AVENUE 42
 BERKELEY, CA 94703

PLANTING PLAN

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



PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
	DATE PALM	DATE PALM	24"	5	SEE DETAIL FOR HEIGHT
	FLORING DACTYLIS				

NOTE
 FOR AREAS AROUND PALMS, CONTRACTOR SHALL EXPOSE FIRST GRADE TO ITS ORIGINAL CONDITION. PROVIDE GRAVEL TO MATCH EXISTING.
 WALL TIES AND BOXES SHALL BE PLACED AT THE PALM TRUNKS.
 780-347-7600

WEED CONTROL
 ALL WEEDS SHALL BE REMOVED FROM THE SITE AND SHALL BE COMPOSTED PRIOR TO THE ADDITION OF AMENDMENTS. WEEDS SHALL NOT BE LIMITED TO 6 CM AND SHOULD BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING:

1. MOW AND REMOVE ALL EXISTING WEEDS.
2. REMOVE ALL WEEDS TO BE PLANTED FOR TO WEEDS.
3. APPLY PREVENTATIVE WEEDING TO ALL WEEDS.
4. APPLY PREVENTATIVE WEEDING TO ALL WEEDS.
5. APPLY PREVENTATIVE WEEDING TO ALL WEEDS.

SOIL TEST
 AFTER SOIL HAS BEEN SET IN PLACE AND PRIOR TO ANY SOIL AMENDMENT, THE CONTRACTOR SHALL PERFORM SOIL TESTS OF THE SOIL TO BE PLANTED IN. THE CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS TO THE LANDSCAPE ARCHITECT.

SOIL PREPARATION
 THE FOLLOWING IS PROVIDED FOR THE CONTRACTOR'S USE ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THE CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS TO THE LANDSCAPE ARCHITECT.

BACKFILL
 1. BACKFILL WITH USE OF PLANTING ALL SIZES.
 2. BACKFILL WITH USE OF PLANTING ALL SIZES.
 3. BACKFILL WITH USE OF PLANTING ALL SIZES.
 4. BACKFILL WITH USE OF PLANTING ALL SIZES.
 5. BACKFILL WITH USE OF PLANTING ALL SIZES.

Service Improvement Objective (RS0396/CLU6339)

78135 Avenue 42, Bermuda Dunes, CA 92203

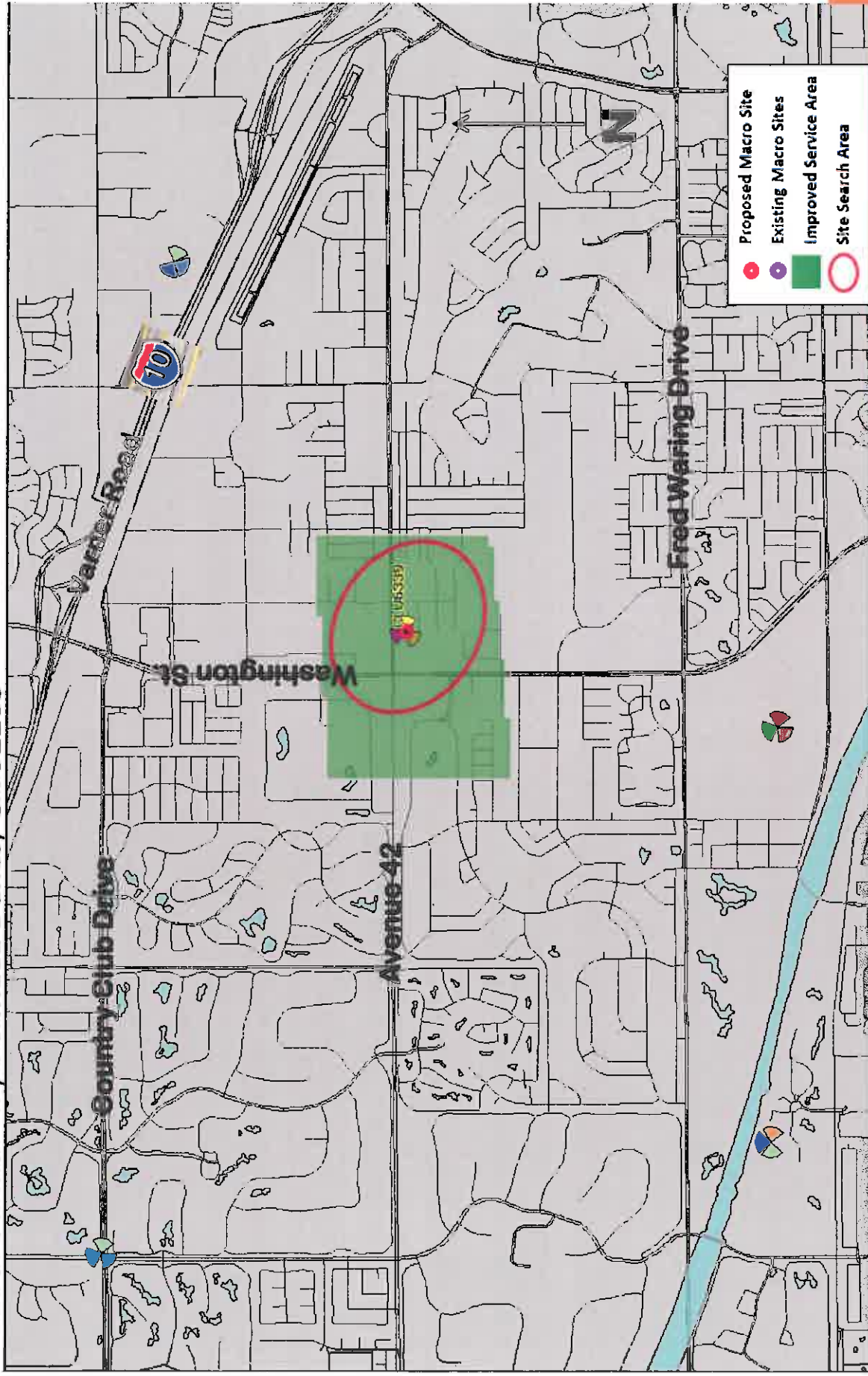
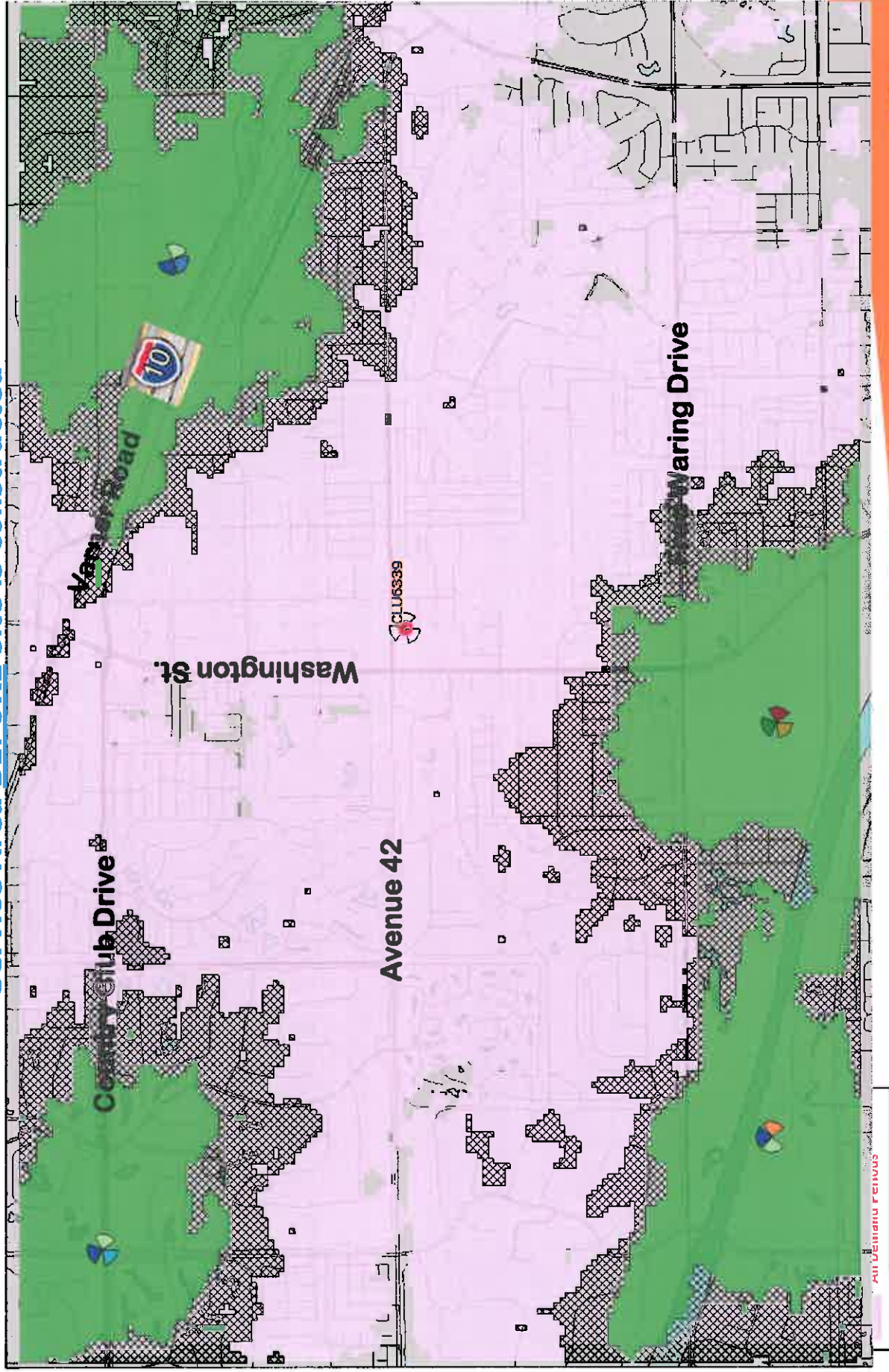


Exhibit 2 - Proposed Site at 78135 Avenue 42 (RS0396/CLU6339)

Service Area **BEFORE** site is constructed

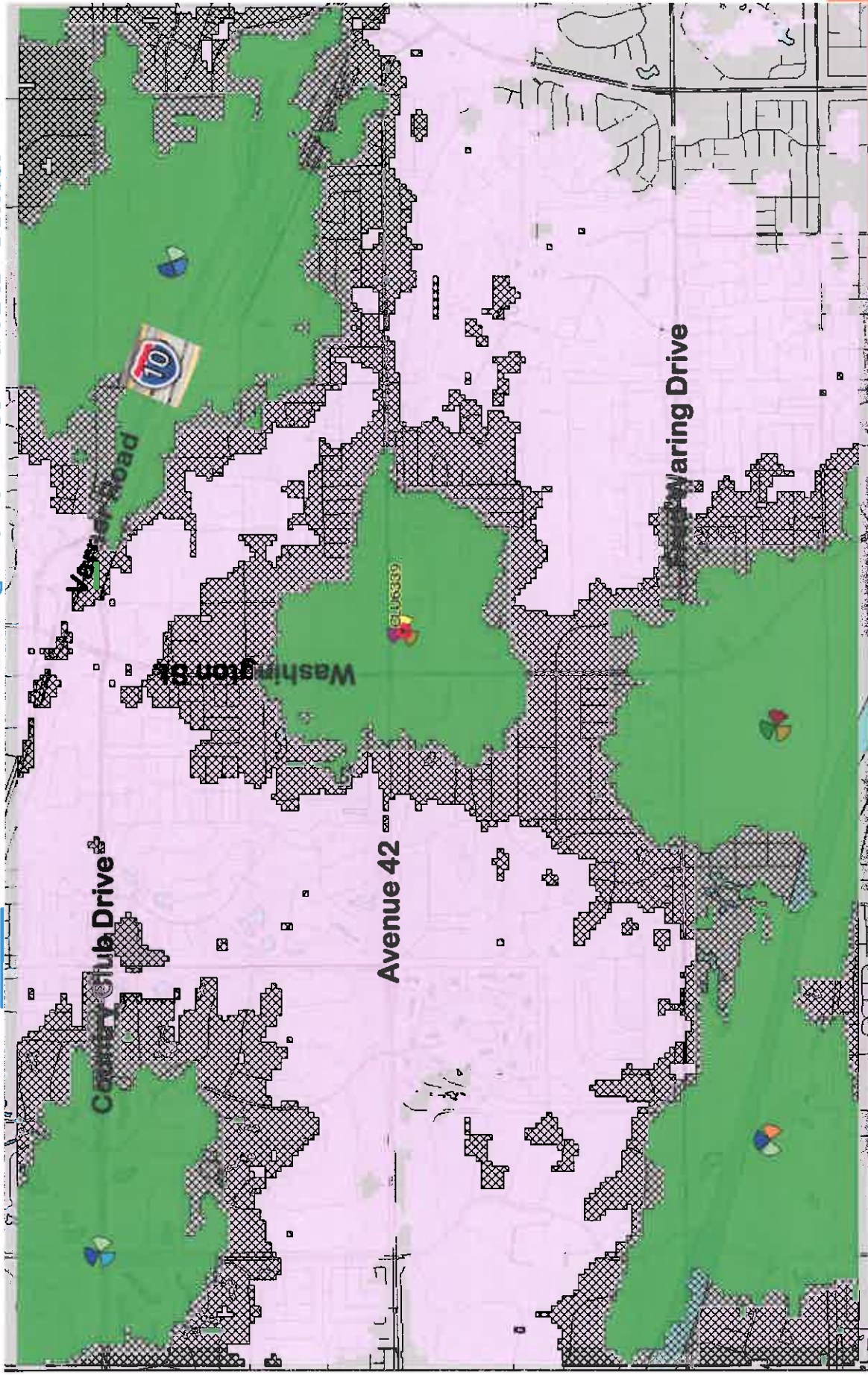


All Delmarva Petrius



Exhibit 3 - Proposed Site at 78135 Avenue 42(RS0396/CLU6339)

Service Area AFTER site is constructed @ 46 ft. Antenna RAD Center

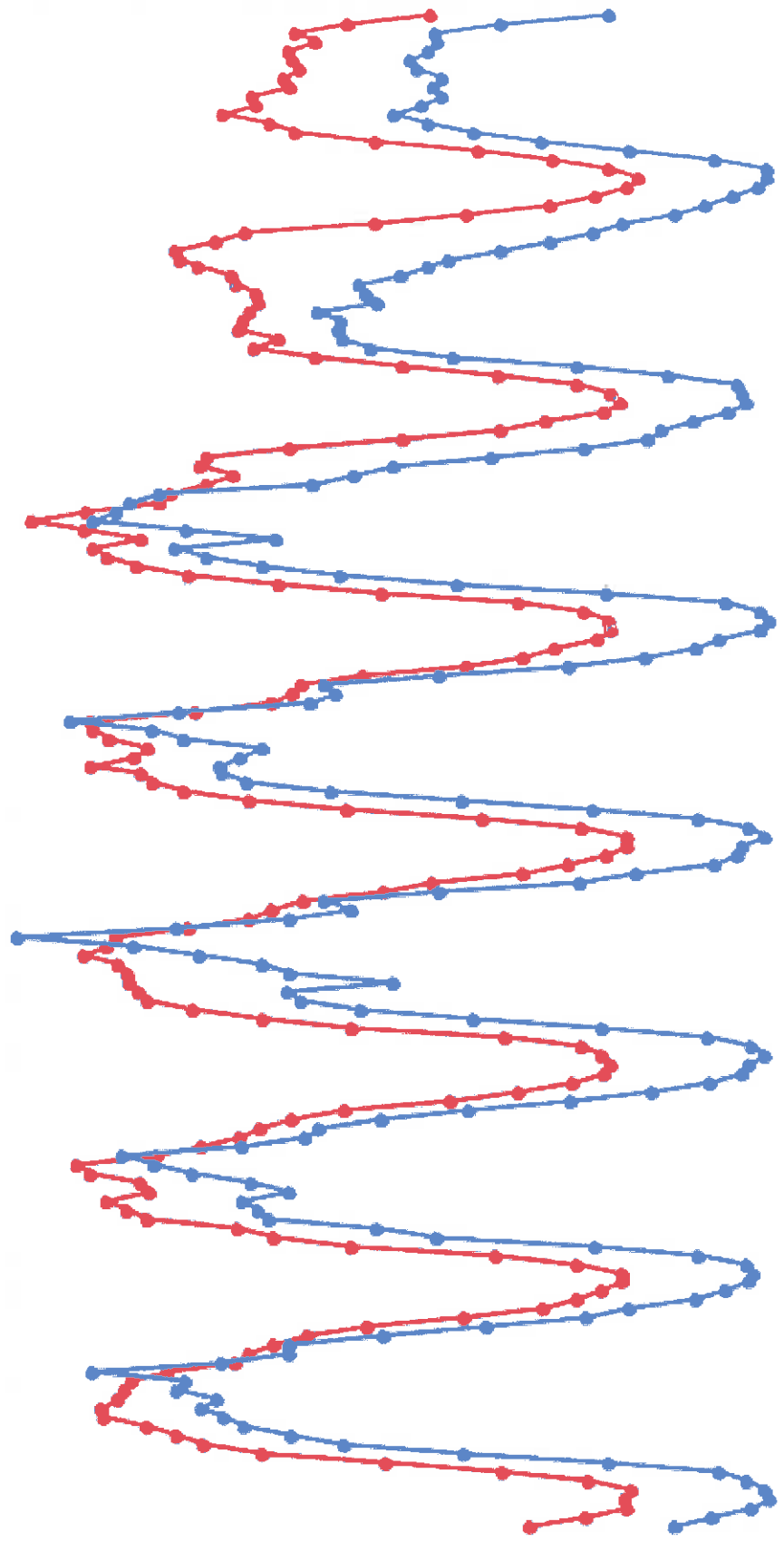


All Demand Periods



Exhibit 4 - Current 7-Day Traffic Profile for the Location of RS0396/CLU6339

— Data Traffic
— Voice Traffic



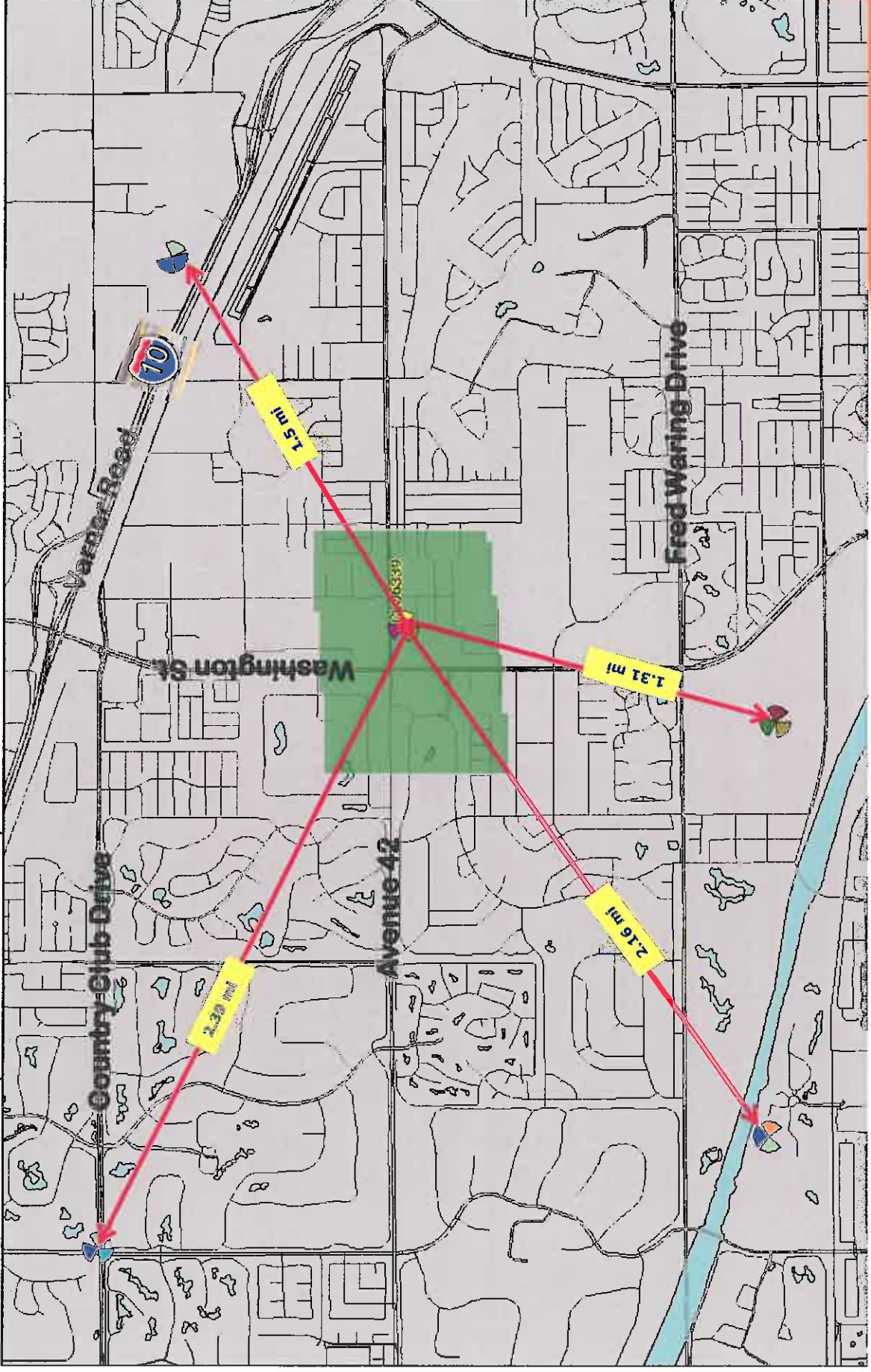
Monday

Sunday



Service Improvement Objective (RS0396/CLU6339)

78135 Avenue 42, Bermuda Dunes, CA 92203



**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42577
Project Case Type (s) and Number(s): Plot Plan No. 25311
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: AT&T
Applicant's Address: 12900 Park Plaza Dr., 3rd Floor, Cerritos, CA 90703
Engineer's Name: Smartlink, LLC
Engineer's Address: 18301 Von Karman, Suite 910, Irvine, CA 92612

I. PROJECT INFORMATION

Project Description: The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

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

B. Total Project Area: 1,225 square feet on a 1.14 acre parcel

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 1,225 square foot lease area			

C. Assessor's Parcel No(s): 609-500-001

D. Street References: Northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane.

E. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 7 East, Section 18

F. Brief description of the existing environmental setting of the project site and its surroundings: This project site is being utilized as a church and it is surrounded by single family residences to the north, south, and east, and commercial retail center to the west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding

area. The proposed project is consistent with the Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including a fault zone, flood zone, high fire hazard area, high liquefaction area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the north, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the south, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) to the east, and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the west.

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Not Applicable

2. Specific Plan Planning Area, and Policies, if any: Not Applicable

I. Existing Zoning: One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the north, One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south, One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east, and Scenic Highway Commercial (C-P-S) to the west.

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

III. 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

June 12, 2014

Date

Damaris Abraham

Printed Name

For Juan C. Perez, TLMA Director/Interim
Planning Director

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To mitigate this potential impact, the project has been designed to be disguised as a palm tree and two live palm trees are also proposed to be planted around the project area in order for the facility to blend in with the surrounding setting. In addition, to minimize the visual impact of the wireless communication facility the equipment shelter has been designed to blend in with the surrounding setting. With the incorporation of this mitigation measure, the project will have a less than significant impact to scenic resources.

Mitigation: Prior to building permit issuance, the developer/permit holder shall provide a palm frond design that is consistent with the approved plot plan and that covers all antennas (COA 80.PLANNING.4) and the developer/permit holder shall ensure that the palm fronds are designed and placed in such a manner that cover all of the antennas (COA 90.PLANNING.8).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

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 42.02 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.20) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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-b) The proposed wireless communication facility may provide a service light to be used at the time of servicing the facility. However, it will not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

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?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

- a) The project is located on land designated as "Urban-Built Up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, and C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- d) The project 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

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

a) The project is not located within the boundaries of a 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the

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

AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Western Coachella Valley Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, impacts to air quality are considered less than significant.

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 include residential, which is considered a sensitive receptor, however, an unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

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

Source: GIS database, CVMSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The project will not conflict with the provisions of the CVMSHCP.

b-c) Since the project supports suitable nesting bird habitat, a nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season (COA 60.EPD.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Site disturbance has already occurred for the use of the church existing on site. And the project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.18) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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:

a-b) Site disturbance has already occurred from grading for the use of the church existing on site and it is not anticipated that the proposed project will alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.18) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.19) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) There are no known sacred or religious uses or activities within the potential impact area, therefore it can be determined that there will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<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
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact:

a) According to the 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. (COA 10.PLANNING.21) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) 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 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, County Geologist review (GEO02329)

Findings of Fact:

a-b) According to GEO02329, no evidence of active faulting is present in the site area and the potential for surface fault rupture at the site is nil. The project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02329)

Findings of Fact:

a) According to GEO02329, the potential for seismically induced liquefaction at the site is very low. The project will have less than significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

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), County Geologist review (GEO02329)

Findings of Fact:

According to GEO02329, no evidence of active faulting is present in the site area and the potential for surface fault rupture at the site is nil and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. 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 mitigation measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review (GEO02329)

Findings of Fact:

a) According to GEO02329, the potential for slope related hazards, such as landslides, rockfall, or debris flow is nil. The project will have less than significant impact.

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.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist review

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any 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.

16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, County Geologist review (GEO02329)

a) According to GEO02329, the potential for tsunami or seiche damage is nil. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Project Application Materials, Building and Safety – Grading Review

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

- a) The project will not significantly change 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) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.
- 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. 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"/>
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: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

Findings of Fact:

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial 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.
- c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: Flood Control District review, Project Application Materials

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.

b) The grading slopes on the project site will not create an increase in water erosion on-site or off-site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?

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

Findings of Fact:

a) The site is located in an area of High Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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?

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) The project is for the installation of an unmanned wireless communication facility disguised as a 50 foot high palm tree within a 1,225 square foot lease area. The installation of the monopalm will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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?

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?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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?

Source: Project Application Materials

Findings of Fact:

a-b) The project proposes the use of a backup emergency generator and there is a potential for spill of fuel used for the generator. A Business Emergency Plan (BEP) that also addresses the handling of spills and leaks shall be submitted to the County of Riverside, Hazardous Materials Management

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Branch (HMMB) for review (COA 10.E HEALTH. 1). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing or proposed school.

e) The 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, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

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?

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?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Airport Land Use Commission (ALUC) development review, report dated May 12, 2014

a-b) The project site is located within Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area (AIA). Under the delegation of the Riverside County Airport Land Use Commission (ALUC), ALUC staff reviewed the proposed project and found it be consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the conditions outlined in the ALUC report. (COA 10.PLANNING.23 and 90.PLANNING.10) These are standard conditions and are not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c-d) The project would not result in a safety hazard for people residing or working in the project area; therefore the project will have a less than significant 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
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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?

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

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

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?

b) Violate any water quality standards or waste discharge requirements?

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)?

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?

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?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

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)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.
- b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (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, there is no significant impact.
- d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant
- e) The project is for the installation of an unmanned wireless communication facility and will not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.
- f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g-h) The project will not substantially degrade water quality or 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 and odors). Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) Because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) Because of the small size and limited development of the project site, the project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) in the Western Coachella Valley Area

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is located within the City of Palm Desert sphere of influence. The project has been transmitted to the City of Palm Desert. No information provided suggested that the proposed project would affect land uses within Hemet or adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project is consistent with the site's existing zoning of One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000). The project is surrounded by properties which are zoned One Family Dwellings (R-1) to the north, One Family Dwellings – 8,000 Sq. Ft. Minimum (R-1-8000) to the south, One Family Dwellings (R-1) and One Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) to the east, and Scenic Highway Commercial (C-P-S) to the west. The project will have no significant impact.

c) The proposed wireless communication facility will be designed as a 50 foot high palm tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant 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
MINERAL RESOURCES Would the project				
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 Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will 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. 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.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 A B C D

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 A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Airport Land Use Commission (ALUC) development review, report dated May 12, 2014

Findings of Fact:

a-b) The project site is located within Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area (AIA). Under the delegation of the Riverside County Airport Land Use Commission (ALUC), ALUC staff reviewed the proposed project and found it to be consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the conditions outlined in the ALUC report. The project will have less than significant impact as it will not expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent to a rail line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is located adjacent to Avenue 42. However, the project is for an unmanned wireless communications facility that does not create a noise sensitive use and that only requires occasional site visits for maintenance. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources are anticipated to impact the project site. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are 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?	<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 earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is a 50 foot high monopalm with an equipment shelter in a 1,225 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

d) The project is not located within a County Redevelopment Project Area. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.

f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no significant impact.

Mitigation: No mitigation measures are required.

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

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

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: Desert Sands Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Desert Sands Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

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 project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

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 use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The project is a 50 foot high monopalm with an equipment shelter in a 1,225 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.
- b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.
- c) The project is not located within a County Service Area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC	Would the project			
43. Circulation	<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) 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?				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not 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. The project will have no significant impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no significant impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

i) The project site will not 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. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

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?

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-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

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.

46. 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 proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no significant 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
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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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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, or eliminate important examples of the major periods of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California history or prehistory?

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.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 52. 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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.

V. 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: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

VI. 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

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

Revised: 6/13/2014 10:27 AM
EA.PP25311

PLOT PLAN:TRANSMITTED Case #: PP25311

Parcel: 609-500-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Three live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

(Modified per DH on 8/11/14.)

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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 PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25311 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25311, Exhibit A, (Sheets 1-9), Amended No. 1, dated August 11, 2014.

(Modified per DH on 8/11/14.)

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO RECOMMND

Plot Plan No. 25311 proposes to construct, operate and maintain a 50 foot top of structure monopalm on an existing site. No grading is proposed as part of this proposal. The Grading Division does not object to this proposal with the following included conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

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10. GENERAL CONDITIONS

10.BS GRADE. 5

USE - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

Per section 105.1 (2010 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 or structure.

In non- residential applications, separate building permits may include a permit for the structure (Shell building), tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing etcà

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1

USE - EMERGENCY GENERATOR

RECOMMND

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

10.E HEALTH. 2

PP25311 - COMMENTS

RECOMMND

Plot Plan 25311 is proposing to construct an unmanned wireless communications facility without any plumbing. If plumbing is proposed in the future, the applicant shall

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10. GENERAL CONDITIONS

10.E HEALTH. 2 PP25311 - COMMENTS (cont.) RECOMMND

be required to contact the Department of Environmental Health (DEH), Land Use program, to obtain information regarding water and wastewater requirements.

10.E HEALTH. 3 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: EBI Consulting
21 B Street
Burlington, MA 01803

Noise Study: "Environmental Noise Assessment Report site No. RS0396, Palm Desert Church of Christ, 78135 Avenue 42, Bermuda Dunes, CA" dated July 30, 2013, EBI Project No. 81130001

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP 25311 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 31, 2013 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

PP 245311 is a proposal to construct, operate and maintain a 50 foot top of structure monopalm in Coachella Valley area. The site is located northerly of Sombrero Court, southerly of 42 Avenue, easterly of Washington Street, and westerly of Yucca Lane.

It should be noted that the District's review is limited to the water quality aspects. The flood hazard aspect will be reviewed by the Coachella Valley Water District and or the Transportation Department.

The development does not fall into any of the Priority Development Project categories as identified under the Colorado River Regional Water Quality Control Board Orders. Therefore, a Water Quality Management Plan (WQMP) is not required at this time. The District has no objections to

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

the proposal as shown on the exhibit.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

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.

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The proposed monopalm to be located within the property shall not exceed a height of 50 feet.

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - CO-LOCATION RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 609-500-001 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 11 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopalm (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - SITE MAINTENANCE CT (cont.) RECOMMND

minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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.

10.PLANNING. 16 USE - MAINTAIN FRONDS RECOMMND

The proposed monopalm shall be kept in good repair. The fronds shall remain in good condition. If at any time the fronds are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

10.PLANNING. 18 MAP - INADVERTANT ARCHAEO FIND RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 19

MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

occur until the County Coroner has made the necessary findings as to origin. Further, 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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 20 USE - MT PALOMAR LIGHTING AREA

RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the life of this permit.

10.PLANNING. 21 USE - LOW PALEO

RECOMMND

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:

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - LOW PALEO (cont.)

RECOMMND

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.

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

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - LOW PALEO (cont.) (cont.) RECOMMND

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.

10.PLANNING. 22 USE - GEO02329 RECOMMND

County Geologic Report (GEO) No. 2329, submitted for this project (PP25311) was prepared by Toro International and is entitled: "Geologic Hazard Evaluation for AT&T Wireless Monopalm and Equipment Shelter, Palm Desert Church of Christ - RS-396, 78135 Avenue 42, Bermuda Dunes, California", dated May 31, 2013. In addition, Toro prepared "Response to County of Riverside, Review Comments, County Geologic report No. 2329, Geotechnical hazard Evaluation for AT&T Wireless Monopalm and Equipment Shelter, Palm Desert Church of Christ Site, RS0396, 78135 Avenue 42, Bermuda Dunes, California", dated October 18, 2013

GEO02329 concluded:

- 1.No evidence of active faulting is present in the site area.
- 2.The potential for surface fault rupture at the site is nil.
- 3.The potential for seismically induced liquefaction at the site is very low.
- 4.The potential for slope related hazards, such as landslides, rockfall, or debris flows is nil.
- 5.The potential for tsunami or seiche damage is nil.

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - GEO02329 (cont.)

RECOMMND

GEO02329 recommended:

1.The proposed structures should be designed in accordance with applicable code requirements.

GEO No. 2329 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2329 is hereby accepted for Planning purposes. Engineering and other Uniform 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 City upon application for grading and/or building permits.

10.PLANNING. 23 USE - ALUC CONDITIONS

RECOMMND

1.Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

2.The following uses shall be prohibited:

a)Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

b)Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including but not limited to, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, landscaping utilizing water features, aquaculture, production of cereal

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - ALUC CONDITIONS (cont.)

RECOMMND

grains, sunflower, and row crops, artificial marches, incinerators, and fly ash disposal.

d)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3.The "Notice of Airport in Vicinity" shall be provided to all potential purchasers and tenants of any habitable buildings thereon.

4.The Federal Aviation Administration (FAA) has conducted aeronautical study of the proposed structure (Aeronautical Study No. 2013-AWP-4836-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, any such lighting shall be installed in accordance with the FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.

5.The maximum height of the proposed structure shall not exceed 50 feet above ground level, and the maximum elevation of the proposed structure, including all towers and antennas, shall not exceed above 158 feet above mean sea level.

6.The specific coordinates, height, top point elevation of the proposed structure, frequencies, and power of the proposed facility shall not be amended without further review by the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.

7.Temporary construction equipment used during actual construction of the facility shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 9 USE - STD INTRO (ORD 461) RECOMMND

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.

10.TRANS. 10 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

10.TRANS. 11 USE - LC RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.TRANS. 12 USE - LC VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Transportation Department shall require inspections in accordance with the Transportation Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION

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10. GENERAL CONDITIONS

10.TRANS. 12 USE - LC VIABLE LANDSCAPING (cont.) RECOMMND
INSTALLATION INSPECTIONS."

10.TRANS. 13 USE - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT (cont.)

RECOMMND

increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION

NOTAPPLY

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

EPD DEPARTMENT

80.EPD. 1 MAP - MBTA NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) 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. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

FIRE DEPARTMENT

80.FIRE. 1 USE-RAPID ENTRY KEY BOX

INEFFECT

Rapid entry key storage cabinet or County approved padlock shall be installed on the outside of the building

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PLOT PLAN: TRANSMITTED Case #: PP25311

Parcel: 609-500-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE-RAPID ENTRY KEY BOX (cont.) INEFFECT
or gate.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND
Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated August 11, 2014.

(Modified per DH on 8/11/14.)

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND
Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 4 USE - PALM FRONDS RECOMMND
Prior to building permit issuance, the developer/permit holder shall provide a palm frond design, consistent with the approved plot plan that covers all panel antennas and shows a minimum of 80 fronds. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

80.PLANNING. 5 USE - SCHOOL MITIGATION RECOMMND
Impacts to the Desert Sands Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 6 USE - LANDSCAPE PLOT PLAN RECOMMND
Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval. Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Section 19.410.e. of Ordinance No. 348.

PLOT PLAN:TRANSMITTED Case #: PP25311

Parcel: 609-500-001

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80.TRANS. 3 USE - TUMF RECOMMND

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.

80.TRANS. 15 USE - UTILITY PLAN CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site 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. A disposition note describing the above shall be reflected on the site plan. 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.

80.TRANS. 16 USE - LC LANDSCAPE SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape

PLOT PLAN:TRANSMITTED Case #: PP25311

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

80.TRANS. 19 USE - LC LANDSCAPE INSPTN DPST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Transportation Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Transportation Department shall clear this condition upon determination of compliance.

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Parcel: 609-500-001

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS INEFFECT

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.

90.FIRE. 2 USE-CONTACT INFO RECOMMND

Please provide information indicating contact event of an emergency. Post information on gate leading to wireless facility. Please ensure that materials used for posting are weather-proof/resistant.

90.FIRE. 3 USE-ADDRESS INEFFECT

Display address in a prominent location on the building or wall. Numbers shall be a minimum of 12" in height. All addressing must be legible, of contrasting color with the background and to be visible from the street.

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Parcel: 609-500-001

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-ACCESS

INEFFECT

Fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaed so as to provide all-weather driving capabilities.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND

RECOMMND

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

90.PLANNING. 4 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25311 has been calculated to be 0.03 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 8 USE - PALM FRONDS

RECOMMND

Prior to final inspection, the developer/permit holder shall ensure that the monopalm contains a minimum of 80 fronds and the fronds are designed and placed in such a manner that cover all of the antennas. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 9 USE - ORD 875 CVMSHCP FEE

RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan No. 25311 is calculated to be 0.03 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a

PLOT PLAN:TRANSMITTED Case #: PP25311

Parcel: 609-500-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE - ORD 875 CVMSHCP FEE (cont.) RECOMMND

subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 10 USE - ALUC CONDITION RECOMMND

Within five (5) days after construction of the facility reaches its greatest height, Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned.

TRANS DEPARTMENT

90.TRANS. 8 USE-UTILITY INSTALL CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

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

90.TRANS. 9 USE LNDSCPE INSPCTN RQRMNTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the

08/25/14
09:10

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25311

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE LANDSCPE INSPCTN RQRMNTS (cont.) RECOMMND

permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 10 USE - LC COMPLY W/ LANDSCP/ IRR RECOMMND

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

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 12, 2013

TO:

Riv. Co. Transportation Dept. – Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department – Palm Desert
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Information Technology
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
4th District Supervisor
4th District Planning Commissioner

ALUC
Bermuda Dunes Airport
Bermuda Dunes Community Council
City of Palm Desert Planning Department
Desert Sands Unified School District
Coachella Valley Water District

PLOT PLAN NO. 25311 – EA42577 – Applicant: AT & T – Engineer/Representative: Veronica Arvizu – Fourth/Fourth Supervisorial District – Bermuda Dunes District Area – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC), High Density Residential (HDR) (8-14 DU/AC) – Location: Northerly of Sombrero Court, easterly of Washington Street, southerly of 42 Avenue and westerly of Yucca Lane – 1 Gross Acres - Zoning: One Family Dwellings (R-1) - **REQUEST:** Proposed to construct, operate and maintain a 50 foot top of structure monopalm. APN: 609-500-001

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT comments on April 4, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 14, 2014

TO:

Riv. Co. Transportation Dept. – Landscaping
Section

PLOT PLAN NO. 25311, AMENDED NO. 1 – EA42577 – Applicant: AT & T – Engineer/Representative: Veronica Arvizu – Fourth/Fourth Supervisorial District – Bermuda Dunes District Area – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC), High Density Residential (HDR) (8-14 DU/AC) – Location: Northerly of Sombrero Court, easterly of Washington Street, southerly of 42 Avenue and westerly of Yucca Lane – 1 Gross Acres - Zoning: One Family Dwellings (R-1) - **REQUEST: The plot plan proposes a wireless communication facility, for AT&T Mobility, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator and tank in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. – APN: 609-500-001**

Please review the attached map(s) and/or exhibit(s) for the above-described project by May 5, 2014. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**

RECEIVED
MAY 12 2014

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

May 12, 2014

CHAIR
Simon Housman
Rancho Mirage

Ms. Damaris Abraham, Assistant Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor

VICE CHAIRMAN
Rod Ballance
Riverside

Riverside, CA 92501

[VIA HAND DELIVERY]

COMMISSIONERS

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

Arthur Butler
Riverside

File No.: ZAP1055BD14

Glen Holmes
Hemet

Related File No.: PP 25311

APN: 609-500-001

John Lyon
Riverside

Dear Ms. Abraham:

Greg Pettis
Cathedral City

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above-referenced proposal for the establishment of an unmanned telecommunications facility consisting of antennas on a 50-foot high monopole, with associated equipment shelter, on a 505 square foot lease area within a 1.14-acre parcel owned by the Palm Desert Church of Christ located southerly of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, in the unincorporated community of Bermuda Dunes.

Richard Stewart
Moreno Valley

STAFF

Director
Ed Cooper

The site is located within Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area (AIA). Given the site's proximity to the runway (approximately 6,410 feet), the applicant filed Form 7460-1 with the Federal Aviation Administration Obstruction Evaluation Service and obtained a "Determination of No Hazard to Air Navigation."

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

www.rcaluc.org

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including but not limited to, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, incinerators, and fly ash disposal.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and tenants of any habitable buildings thereon.
 4. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2013-AWP-4836-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
 5. The maximum height of the proposed structure shall not exceed 50 feet above ground level, and the maximum elevation of the proposed structure, including all towers and antennas, shall not exceed 158 feet above mean sea level.
 6. The specific coordinates, height, top point elevation of the proposed structure, frequencies, and power shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.
 7. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
 8. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned.

If you have any questions, please contact Russell Brady, Contract Planner, at (951) 955-0549, or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

Attachments: Notice of Airport in Vicinity
FAA Aeronautical Study No. 2013-AWP-4836-OE

cc: Jeffrey McConnell, Smartlink LLC, Irvine (representative)
Palm Desert Church of Christ – Attn.: Dan Johnson (property owner)
Smartlink LLC – Annapolis MD (payee)
Mike Smith, Manager, Bermuda Dunes Executive Airport
ALUC Staff

Y:\AIRPORT CASE FILES\Bermuda Dunes\ZAP1055BD14\ZAP1055BD14LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2013-AWP-4836-OE

Issued Date: 09/19/2013

ATT Mobility LLC
John Monday
2200 N Greenville Avenue
Richardson, TX 75082

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole RS0396
Location: Palm Desert, CA
Latitude: 33-44-34.50N NAD 83
Longitude: 116-18-05.50W
Heights: 108 feet site elevation (SE)
50 feet above ground level (AGL)
158 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
 Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 03/19/2015 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-AWP-4836-OE.

Signature Control No: 195537235-198544677

(DNE)

Karen McDonald
Specialist

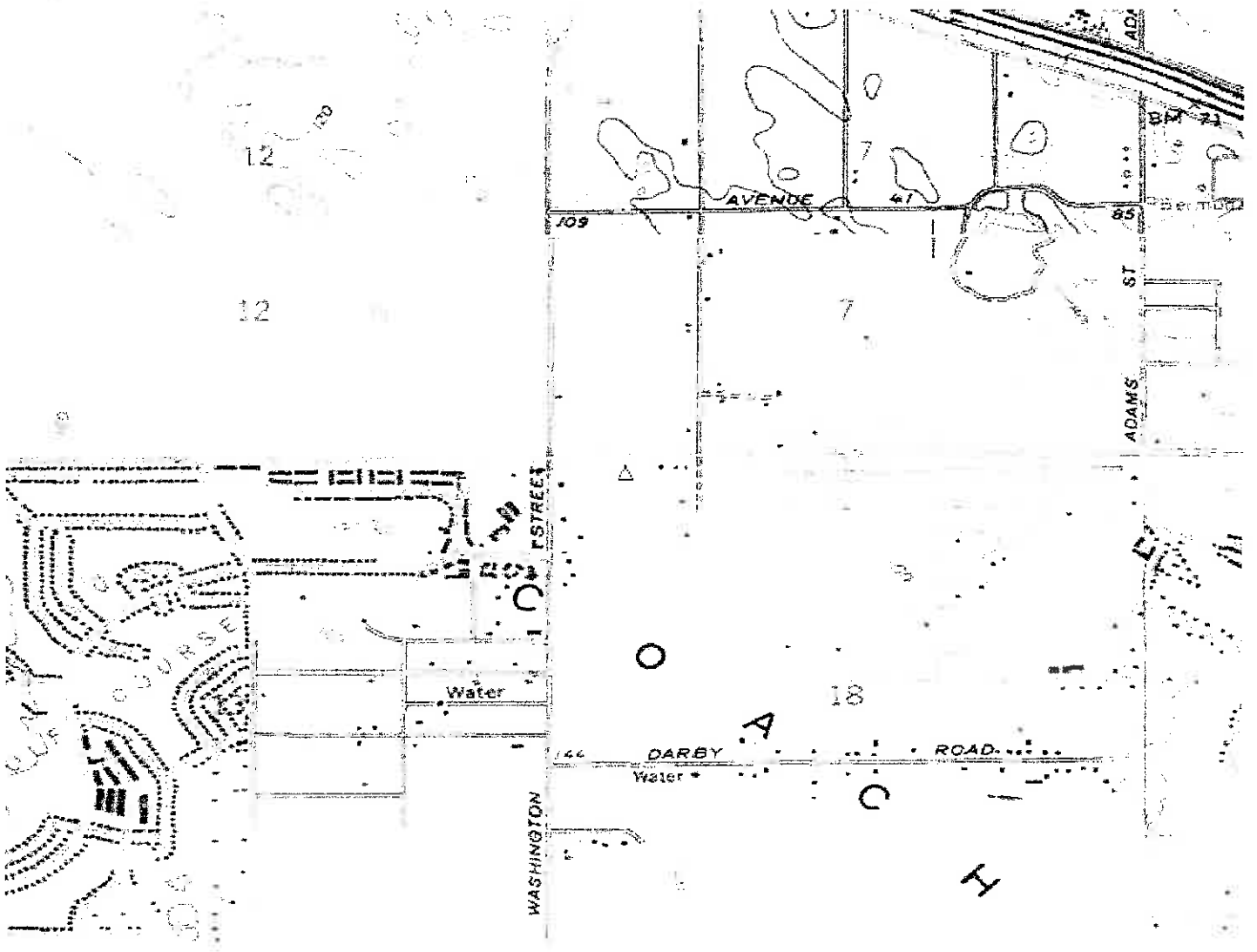
Attachment(s)
Case Description
Frequency Data
Map(s)

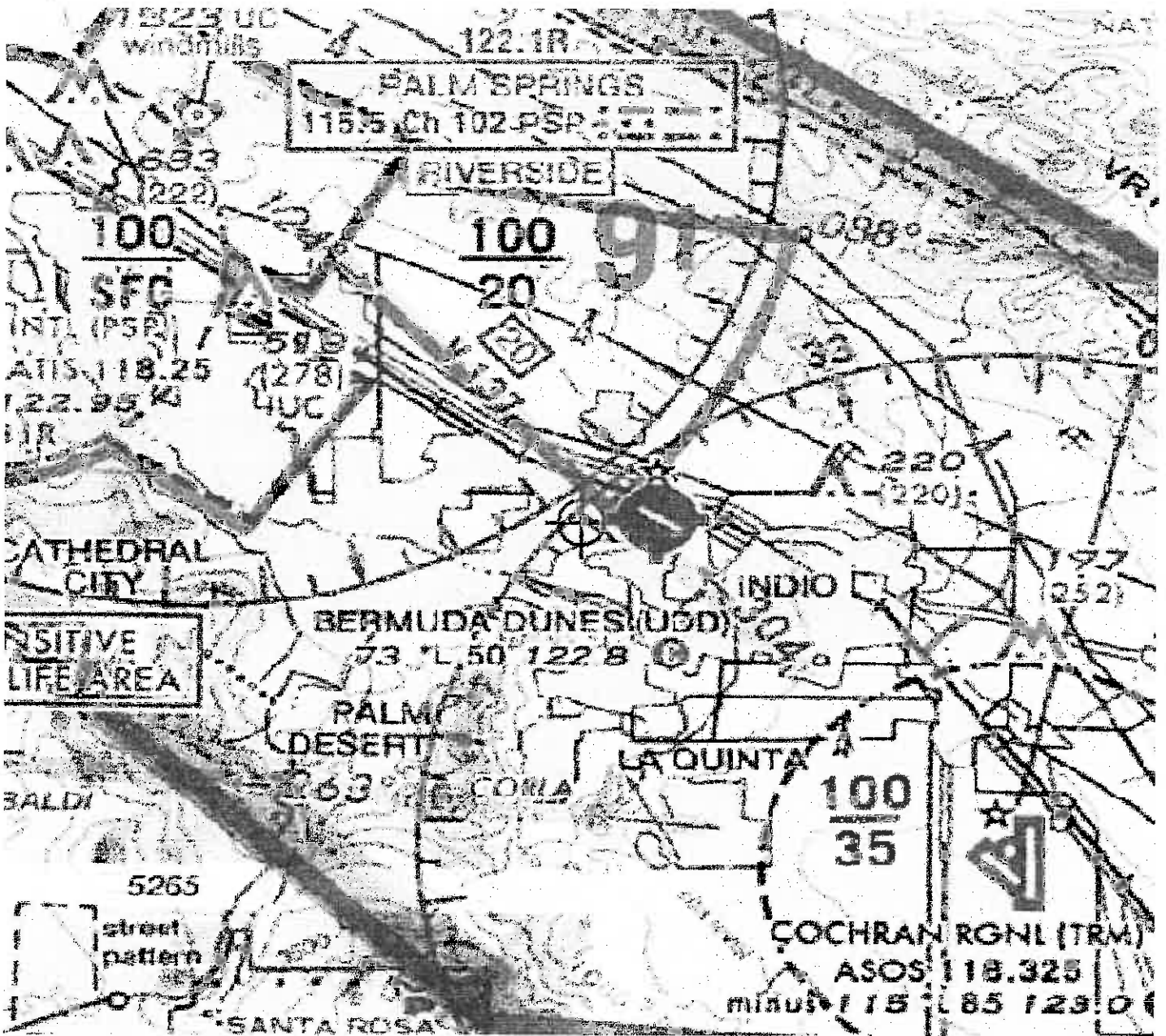
cc: FCC

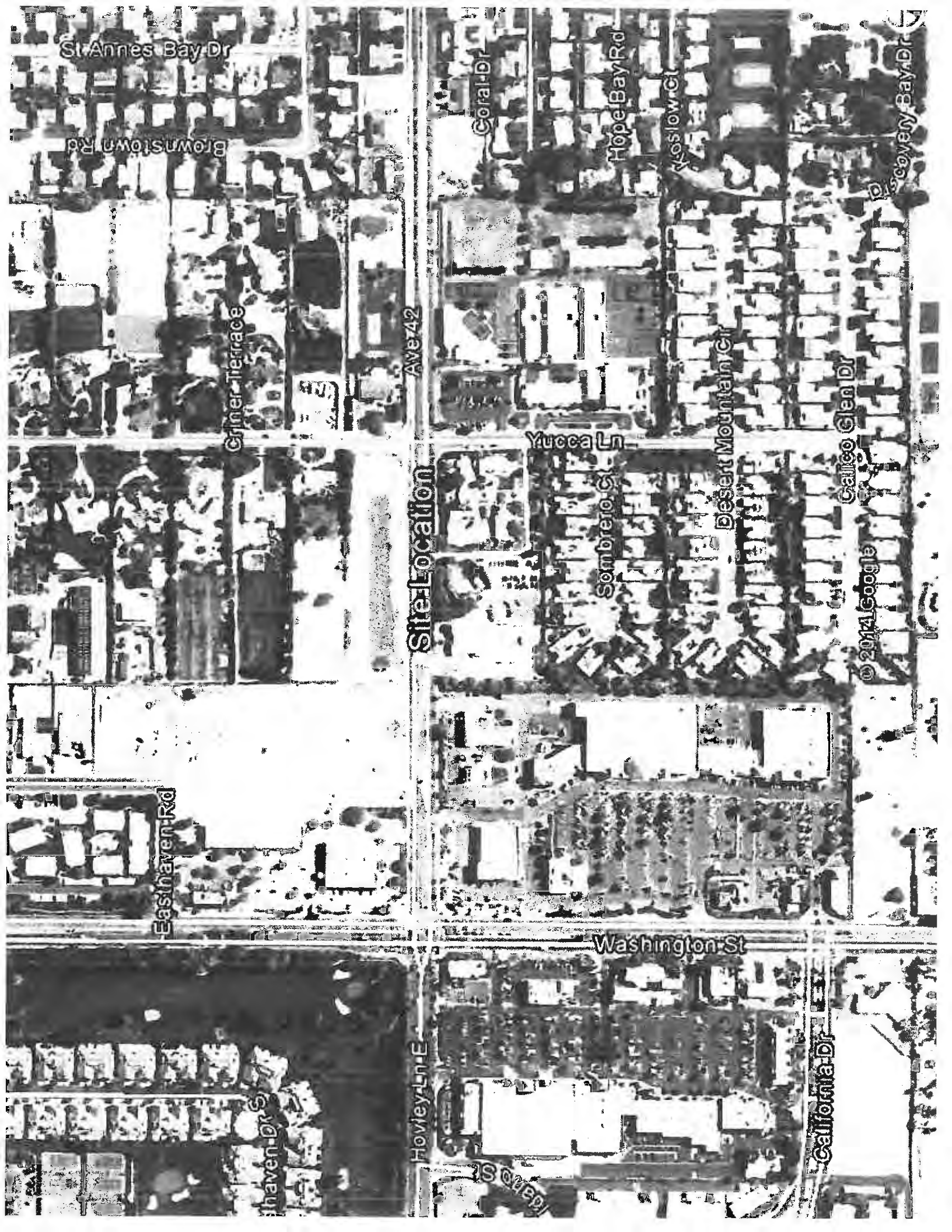
constructing new monopalm

Frequency Data for ASN 2013-AWP-4836-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W







St. Annes Bay Dr

Brownstown Rd

Griner Terrace

Ave 42

Site Location

Coral Dr

Hope Bay Rd

Yucosa Ct

Discovery Bay Dr

Yucca Ln

Sombro St

Desert Mountain Cir

Calico Glen Dr

© 2021 Google

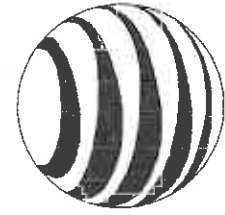
Easthaven Rd

Washington St

California Dr

Howley Ln E

Haven Dr S



at&t



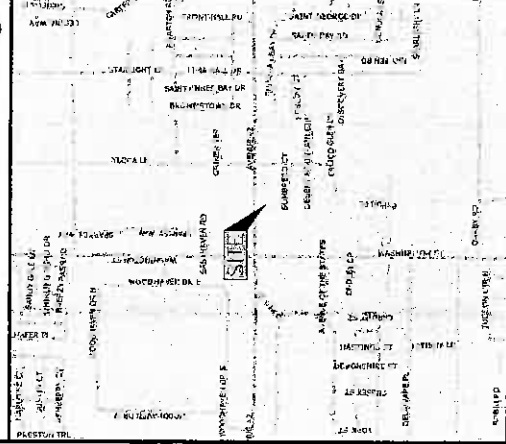
12800 PARK PLAZA DRIVE
CERRITOS, CA 92023

PROJECT COORDINATOR & MANAGER:
SMARTLINK LLC.
628 C. ADMIRAL DRIVE, SUITE 313
ARMARPOLES, MD 21401
PH: (410) 283-5485
FAX: (410) 283-5470

PREPARED BY:
EBI Consulting
www.ebi.com | ebi@ebi.com | ebi.com
21 B Street | Burlington, MA 01803
Tel: (781) 273-2800 | Fax: (781) 273-3311
www.ebiconsulting.com

SITE NAME: PALM DESERT CHURCH OF CHRIST
SITE NO.: RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

VICINITY MAP (NOT TO SCALE)



GENERAL NOTES

1. THIS IS AN UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF BITE EQUIPMENT AND ANTENNAS.
2. SIGNALS FROM THE ANTENNA SHALL NOT INTERFERE WITH ANY EXISTING SERVICES UNLESS OTHERWISE NOTED. ITEMS SHOWN HEREIN ARE EXISTING UNLESS OTHERWISE NOTED.
3. THIS IS AN UNMANNED FACILITY - NO SOLID WASTE. THE SITE WILL CREATE NO TRASH. THIS REQUIRES NO DUMPSTER.
4. DEVELOPMENT OF THE SITE WILL CONFORM TO ALL APPLICABLE ORDINANCES.
5. ACCESS NOT REQUIRED.

PROJECT INFORMATION

SITE NAME: PALM DESERT CHURCH OF CHRIST
SITE NO.: RS0396
SITE ADDRESS: 78135 AVENUE 42, BERMUDA DUNES, CA 92203
ZONING DISTRICT: R-1 & R-1-17000 (ONE-FAMILY DWELLINGS) OVERLAY DISTRICT, INDEPENDENT PRESERVATION DISTRICT
TAX ID: 609-500-001-5
PLOT PLAN NO.: 25311
PROPOSED USE: WIRELESS TELECOMMUNICATION FACILITY
PROPERTY OWNER: PALM DESERT CHURCH OF CHRIST
C/O DAN T. JOHNSON
C/O VISA PROPERTY
PALM DESERT, CA 92280
PROPOSED STRUCTURE: 50'-0" ± x 44'-0" ± AGL
HEIGHT: 117'-4" A.M.S.L.
COORDINATES: LATITUDE: 33°44'36.858" N
LONGITUDE: 116°16'4.341" W (USGS COORDINATE)
GROUND ELEVATION: 117'-4" A.M.S.L. (USGS COORDINATE)

SETBACKS AND HEIGHTS: THE SETBACKS AND HEIGHTS REQUIREMENTS FOR THE PROPOSED FACILITY SHALL BE IN ACCORDANCE WITH SECTION 19.4.10c & m. OF ORDINANCE NO. 348.

PROPOSED GENERATOR: THE PROPOSED DIESEL GENERATOR MAKE AND MODEL T.B.D. PER JURISDICTION REQUIREMENTS. A NOISE STUDY REPORT TO BE CONDUCTED PER DETERMINE MAKE AND MODEL ALONG WITH MAINTENANCE/TESTING TIMES AND DURATIONS.

PROJECT DESCRIPTION

- THE PROPOSED PROJECT INCLUDES THE FOLLOWING:
1. (2) NEW LEASE AREAS TOTALING ±1235 SQ. FT.
 2. INSTALLATION OF NEW EQUIPMENT SHELTER AND NEW DIESEL GENERATOR AT GROUND.
 3. INSTALLATION OF (12) PANEL ANTENNAS ON NEW 50' STEALTH HORIZONTAL W/ MIN. 80 PALM FRONDS.
 4. INSTALLATION OF (2)A RINNS AND (4) DC SURGE SUPPRESSORS BEHIND NEW PANEL ANTENNAS.
 5. INSTALLATION OF (1) GPS ANTENNA.
 6. INSTALLATION OF INDOOR EQUIPMENT CABINETS WITHIN NEW EQUIPMENT SHELTER.
 7. INSTALLATION OF NEW U/G POWER & TELCO UTILITIES TO NEW EQUIPMENT SHELTER IN UTILITY EASEMENT.
 8. INSTALLATION OF NEW FIBER/POWER CABLES ROUTED FROM NEW EQUIPMENT SHELTER TO NEW BRIT'S.
 9. INSTALLATION OF (2) LIVE PALM TREES & NEW IRRIGATION.

PROJECT TEAM

APPLICANTS:
AT&T
12800 PARK PLAZA DRIVE
CERRITOS, CA 92023
PROJECT COORDINATOR & MANAGEMENT:
SMARTLINK LLC
628 C. ADMIRAL DRIVE, SUITE 313
ARMARPOLES, MD 21401
PH: 410-283-5485
FAX: 410-283-5470

ENGINEER:
EBI CONSULTING
21 B STREET
BURLINGTON, MA 01803
PH: 781-273-2800
FAX: 781-273-3311

SITE ACQUISITION:
ALEXIS MADLEY
PH: 949-838-7313
ZONING:
DANIEL LEVANT
PH: 714-283-7800
BE ENGINEER

DATE: 09/14/12

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
Z-1	PLOT PLAN & NOTES
Z-2	SITE PLAN
Z-3	ELEVATIONS
Z-4	ELEVATIONS
L-1	LANDSCAPING PLAN
C-1	SITE SURVEY

APPROVALS

NAME	SIGNATURE	DATE
LANDSCAPE ARCHITECT		
BY ENGINEER		
SITE OWNER/ANNUATOR		
SUBMITTER		
OWNER		

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

NOT FOR CONSTRUCTION

TITLE SHEET

SITE NAME:
PALM DESERT
CHURCH OF CHRIST
SITE NO.:
RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

PROJECT NO.: B1130001
SHEET NO.: T-1

APPLICANT:



PROJECT COORDINATOR & MANAGER:
SMARTLINK LLC.
628 C. ADMIRAL DRIVE, SUITE 313
ARMARPOLES, MD 21401
PH: (410) 283-5485
FAX: (410) 283-5470

PREPARED BY:
EBI Consulting
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21 B Street | Burlington, MA 01803
Tel: (781) 273-2800 | Fax: (781) 273-3311
www.ebiconsulting.com

ENGINEER STAMP/SIGNATURE
I, THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN AND THAT I AM A MEMBER IN GOOD STANDING OF THE CALIFORNIA BOARD OF PROFESSIONAL ENGINEERS. I HAVE REVIEWED THE DRAWINGS AND SPECIFICATIONS AND AM SURE THAT THEY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. I HAVE ALSO REVIEWED THE SITE SURVEY AND FOUND IT TO BE ACCURATE AND COMPLETE. I HAVE ALSO REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REGULATIONS. I HAVE ALSO REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REGULATIONS. I HAVE ALSO REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REGULATIONS.

SUBMITTALS

NO.	DATE	DESCRIPTION	BY
1	01/24/12	BRT ZONING DRAWINGS	LV
2	02/22/13	885 ZONING DRAWINGS	JM
3	03/07/13	REVISED PER COMMENTS	LV
4	07/25/13	REVISED PER COMMENTS	LV
5	11/08/13	COUNTY COMMENTS	TB
6	03/25/14	PERMITS SPACE RESUBMIT	TB

PER JOB NO.: B1130001

SITE NO.:

SITE NAME:
PALM DESERT
CHURCH OF CHRIST
SITE NO.:
RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

SHEET TITLE

TITLE SHEET

PROJECT NO.: B1130001
SHEET NO.: T-1

APPLICANT:



PROJECT COORDINATOR & MANAGER:
SMARTLINK LLC.
628 C. ADMIRAL DRIVE, SUITE 313
ARMARPOLES, MD 21401
PH: (410) 283-5485
FAX: (410) 283-5470

PREPARED BY:
EBI Consulting
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21 B Street | Burlington, MA 01803
Tel: (781) 273-2800 | Fax: (781) 273-3311
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SUBMITTALS

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1	01/24/12	BRT ZONING DRAWINGS	LV
2	02/22/13	885 ZONING DRAWINGS	JM
3	03/07/13	REVISED PER COMMENTS	LV
4	07/25/13	REVISED PER COMMENTS	LV
5	11/08/13	COUNTY COMMENTS	TB
6	03/25/14	PERMITS SPACE RESUBMIT	TB

PER JOB NO.: B1130001

SITE NO.:

SITE NAME:
PALM DESERT
CHURCH OF CHRIST
SITE NO.:
RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

SHEET TITLE

TITLE SHEET

PROJECT NO.: B1130001
SHEET NO.: T-1



18000 BASS ROAD, SUITE 200
CANTON, CA 95020

PROJECT COORDINATOR & MANAGER:

SMARTLINK LLC.
428 C ADAMS DRIVE, SUITE 213
AMHERST, MA 01001
Tel: (413) 253-5470
Fax: (413) 253-5470

PREPARED BY:
ABE Consulting
Professional Engineering Inc. Registered
21 B Street, Burlington, MA 01803
Tel: (801) 275-2800 | Fax: (801) 275-3311
www.abecconsulting.com

NOT FOR CONSTRUCTION

SETBACK/HEIGHT LIMITATION NOTES:
1. SETBACKS AND HEIGHTS OF PROPOSED BUILDINGS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT REGULATIONS.
2. SETBACKS - REQUIRED SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT REGULATIONS. SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE FOUNDATION WALLS TO THE PROPERTY LINE. SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE FOUNDATION WALLS TO THE PROPERTY LINE. SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE FOUNDATION WALLS TO THE PROPERTY LINE.
3. HEIGHT RESTRICTIONS - PROPOSED HEIGHTS SHALL NOT EXCEED THE HEIGHTS SPECIFIED IN THE ZONING DISTRICT REGULATIONS.
4. ALL SETBACKS SHOWN ARE FROM PROPOSED AIRTERMS & COMPARTMENTS.
5. ALL SETBACKS SHOWN ARE FROM PROPOSED AIRTERMS & COMPARTMENTS.
6. ALL SETBACKS SHOWN ARE FROM PROPOSED AIRTERMS & COMPARTMENTS.

NOTES:
1. THIS PLAN IS THE RESULT OF A SURVEY. IT IS BASED ON THE DATA PROVIDED BY THE SURVEYOR. THE SURVEYOR'S REPORT IS THE BASIS FOR THIS PLAN. THE SURVEYOR'S REPORT IS THE BASIS FOR THIS PLAN. THE SURVEYOR'S REPORT IS THE BASIS FOR THIS PLAN.
2. ALL DIMENSIONS SHOWN ARE FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHOWN ARE FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHOWN ARE FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

ZONING INFORMATION:
ZONING DISTRICT: R-1 & R-1-12000
PLOT PLAN NO.: 25311

ARTERMS (SEE SETBACK & HEIGHT LIMITATIONS ABOVE):
FROM VARD SETBACK: 20'
REAR VARD SETBACK: 10'
SIDE VARD SETBACK: 5'
MAXIMUM ZONING HEIGHT: 30'
PROPOSED EQUIPMENT SHELTER: 10' x 10' x 10'

DISCUSSION REQUIREMENTS:
PROPOSED: 1000 sq ft
REAR VARD SETBACK: 10'
SIDE VARD SETBACK: 5'
MAXIMUM ZONING HEIGHT: 30'

PROPOSED EQUIPMENT SHELTER:
PROPOSED: 10' x 10' x 10'

PROPOSED:
PROPOSED: 10' x 10' x 10'

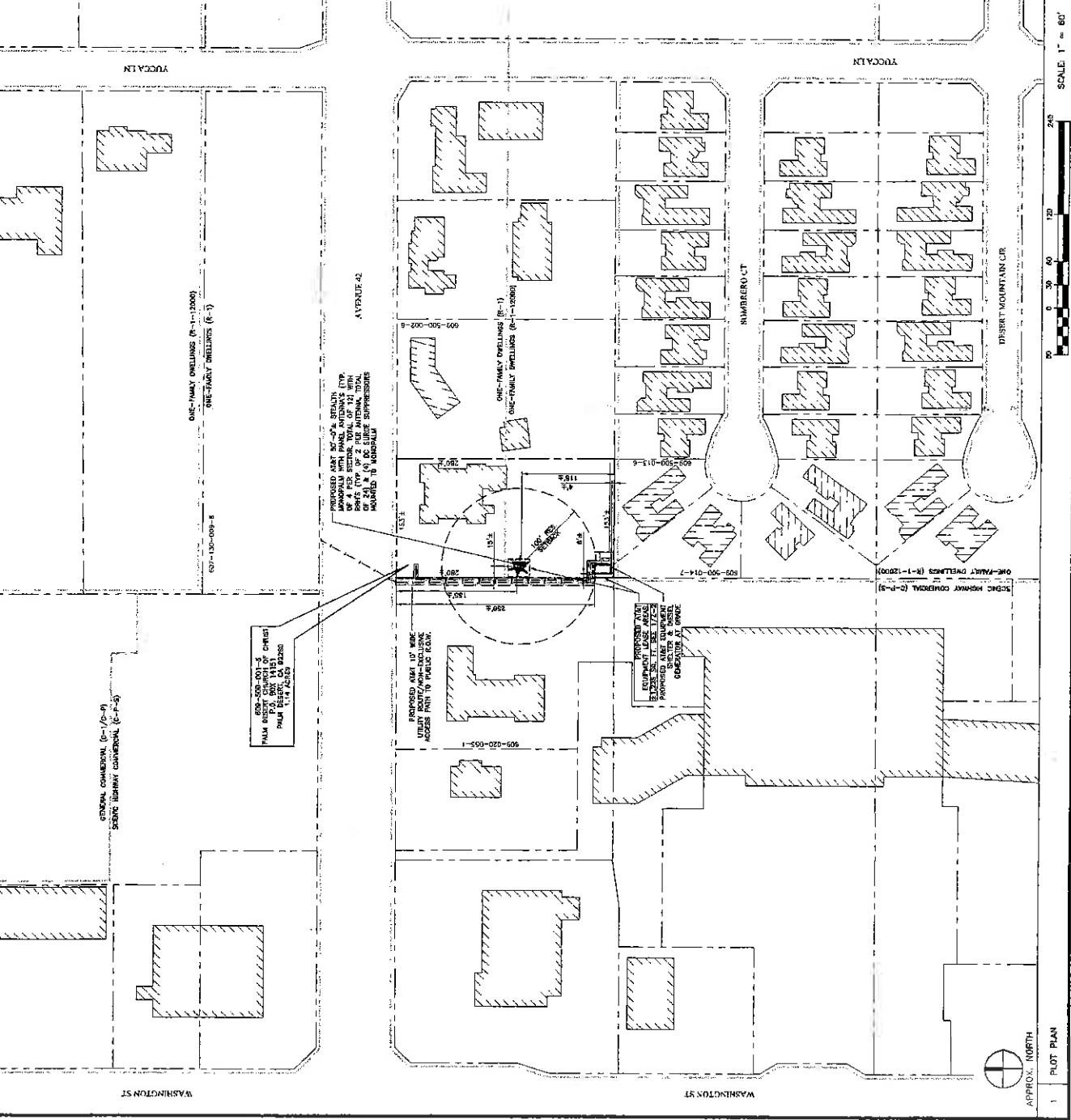
PROPOSED:
PROPOSED: 10' x 10' x 10'

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PROPOSED: 10' x 10' x 10'

PROPOSED:
PROPOSED: 10' x 10' x 10'



SCALE: 1" = 80'

1 PLOT PLAN

APPROX. NORTH

LEGEND:
PROPERTY LINE - SUBJECT PARCEL
PROPERTY LINE - ADJACENT
ZONING DISTRICT BOUNDARY LINE
TOWN BOUNDARY LINE
EXISTING BUILDINGS

ENGINEER: SCOTT J. COLLIER
DATE: 07/17/12

CHECKED BY: [Signature]
DATE: 07/17/12

SHEET NO.: Z-1

ENGINEER: SCOTT J. COLLIER
DATE: 07/17/12

CHECKED BY: [Signature]
DATE: 07/17/12

SHEET NO.: Z-1

ENGINEER: SCOTT J. COLLIER
DATE: 07/17/12

CHECKED BY: [Signature]
DATE: 07/17/12

SHEET NO.: Z-1

ENGINEER: SCOTT J. COLLIER
DATE: 07/17/12

CHECKED BY: [Signature]
DATE: 07/17/12

SHEET NO.: Z-1



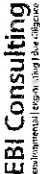
12000 PARK BLVD. SUITE 100
DALLAS, TX 75244

PROJECT COORDINATION & IMPROVEMENT:

SMARTLINK LLC.

655 S. JOHNS HWY. SUITE 313
AUSTIN, TX 78745
P: (512) 221-4600
F: (512) 221-4470

PREPARED BY:



216 Street | Burlington, MA 01803
Tel: (978) 272-8900 | Fax: (978) 273-3311
www.ebciconsulting.com

ENGINEER STAMP/SIGNATURE
THIS DOCUMENT IS THE DESIGN PROPERTY OF EBCI CONSULTING AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT EXPRESS WRITTEN PERMISSION OF EBCI CONSULTING IS STRICTLY PROHIBITED. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION NOT PROVIDED BY THE CLIENT. ALL DIMENSIONS AND NOTES ARE TO BE TAKEN FROM THE PRINTED DRAWING. ALL OTHER DIMENSIONS AND NOTES ARE TO BE TAKEN FROM THE PRINTED DRAWING. ALL OTHER DIMENSIONS AND NOTES ARE TO BE TAKEN FROM THE PRINTED DRAWING.

SUBMITTALS	
NO.	DESCRIPTION
1	07/24/13 PRELIMINARY DRAWINGS
2	07/27/13 PRELIMINARY DRAWINGS
3	08/07/13 REVISED PER COMMENTS
4	07/25/13 REVISED PER COMMENTS
5	11/20/13 COUNTY COMMENTS
6	01/23/14 PARKING SPACE REVISORS

NO.	DATE	DESCRIPTION	BY
1	07/24/13	PRELIMINARY DRAWINGS	AV
2	07/27/13	PRELIMINARY DRAWINGS	JM
3	08/07/13	REVISED PER COMMENTS	TR
4	07/25/13	REVISED PER COMMENTS	AV
5	11/20/13	COUNTY COMMENTS	TR
6	01/23/14	PARKING SPACE REVISORS	TR

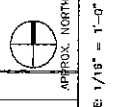
EP JOB NO: 81130001
SITE NO:

SITE NAME:
PALM DESERT
CHURCH OF CHRIST
SITE NO.:
RS03396
76135 AVENUE 42
BERMUDA DUNES, CA 92003

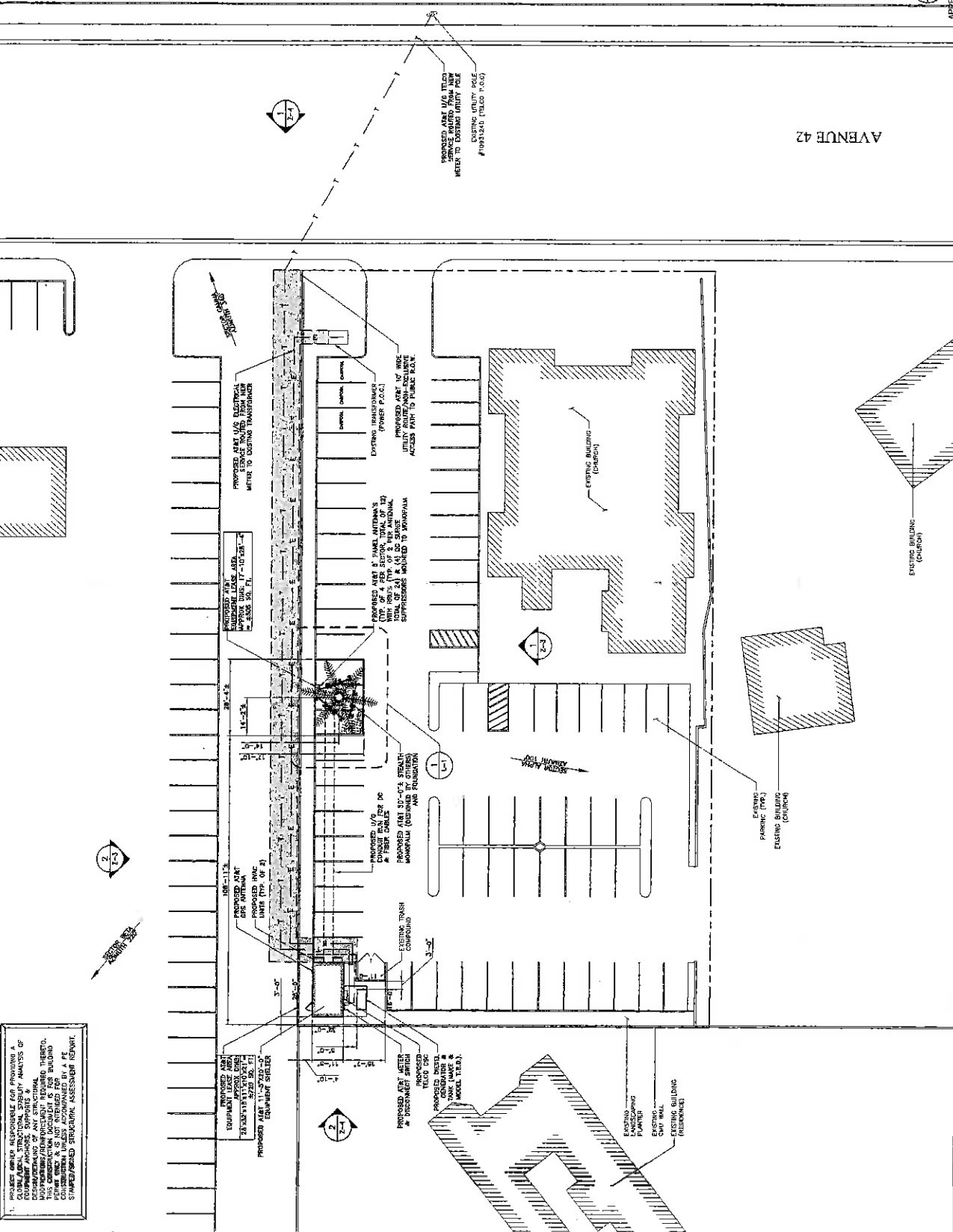
SHEET TITLE:
SITE PLAN

DRAWN BY: AV
CHECKED BY: TR
DATE: 07/14/13
SHEET NO.: Z-2

NOT FOR CONSTRUCTION



APPROX. NORTH
SCALE: 1/16" = 1'-0"



1. THE ENGINEER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS COMPATIBLE WITH THE LOCAL ZONING REGULATIONS AND REQUIREMENTS. THE ENGINEER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS COMPATIBLE WITH THE LOCAL ZONING REGULATIONS AND REQUIREMENTS. THE ENGINEER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS COMPATIBLE WITH THE LOCAL ZONING REGULATIONS AND REQUIREMENTS.



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: July 31, 2013
To: Demaris Abraham
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: Steven Hinde, REHS, CIH ^{SA}
Senior Industrial Hygienist
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
(951) 955-8980
Fax: (951) 955-8988



Report written by: Steven Hinde, REHS, CIH
Senior Industrial Hygienist

Project Reviewed: Plot Plan No. 25311 (AT&T wireless telecommunications facility near tower)

Reference Number: SR# 28073

Applicant: Jeffery McDonnell
Jeffery McDonnell, Smartlink, LLC on behalf of AT&T
18301 Von Karman Ave., Suite 910
Irvine, CA 92612

Noise Consultant: EBI Consulting
21 B Street
Burlington, MA 01803

Review Stage: First Review

Information Provided: "Environmental Noise Assessment Report, site No. RS0396, Palm Desert Church of Christ, 78135 Avenue 42, Bermuda Dunes, CA" dated July 30, 2013, EBI Project No. 81130001

Noise Standards:

For Stationary Noise Sources:

A. Standards:

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels:

a) 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).

b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

B. Requirement for Determination of Community Noise Impact:

a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.

b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.

c) Required Modeling Parameters for Stationary Sources:

i. Stationary sources are to be modeled as "point" sources.

ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.

iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.

iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continuous sound levels" [or, Leq] averaged over a ten minute period.

- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

Findings:

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night. The ambient noise levels are similar to those produced by the diesel generator and 2 heating, ventilation and air conditioning (HVAC) units.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. **Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).**
2. **Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.**
3. **All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, consistent with the manufactures' standard. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.**
4. **During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing noise sensitive receptors (residential dwellings) nearest the project site during all project construction.**

5. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.
6. The diesel generator is to be placed in an enclosed equipment structure as shown on elevation plan (Z-3). The HVAC units and structure will be next to an existing perimeter wall that will provide sufficient noise attenuation. The noise level will be at or below the ambient noise level.



On Behalf of



Jeffrey McConnell
Wireless Development Specialist
18301 Von Karman Ave, Ste 910
Irvine, CA 92612
949.933.3918 cellular
949-419-3471 fax
Jeffrey.McConnell@smartlinkllc.com

July 23, 2013

AT&T Project Number: **RS0396**
AT&T Project Name: Palm Desert Church of Christ

City of Riverside
Application for Plot Plan
Alternative Site Analysis

AT&T Wireless is proposing to install a 50' wireless facility disguised as a palm tree. The ancillary equipment will be placed within an enclosed shelter and placed in the rear of the property. The area that the equipment shelter will take up is currently used as a storage container which will be removed from the premises. The 50' tower and additional palm trees will need to occupy three parking spaces on the west side of the property. Due to setbacks from residential property lines, the tower needed to remain 100' away from the rear property line. The proposed monopalm meets this requirement.

Alternative sites that were analyzed are as follows:

- 1- City of Palm Desert (Intersection of Michigan Dr. and Idaho St.) – parcel owned by the Homeowners Association of California Avenue was reviewed by the acquisition company and determined that due to the rose garden and limited space for new tower placement, this location was not feasible to locate a new tower. Distance from Sprint signal must have 40' horizontal separation from the existing tower. This places us in the middle of the designated rose garden and therefore not palatable for the owner.
- 2- The vacant land to the north of the proposed facility was also examined. Landlord contact was made but rejected due to future development plans.
- 3- The shopping center to the southwest of the Washington Ave./Avenue 42 intersection in the City of Palm Desert jurisdiction was reviewed but denied due to jurisdictional feedback of taking parking spaces for the facility.
- 4- The shopping center to the southeast of the Washington Ave./Avenue 42 intersection was reviewed as a possible candidate. Unfortunately, we could not get a response from the landlord.

Collocation efforts: Collocation is always examined as a possibility. Unfortunately, there are not any towers within the vicinity where we could feasibly collocate and be able to fill our gap in coverage. T-Mobile has a 50' monopalm in the area. However, the structural capacity of the monopalm would not support the 12 total antennas needed to fill AT&T's gap in coverage and the antenna height availability of 33' would also be insufficient.

Verizon has a 45' monopalm with the same issues of available height with the added difficulty of space. The existing site is behind a take-out place and could not be expanded without going into the parking area and impeding parking and drive aisles.

Sprint/Metro has site with a 65' monopalm with two carriers already on it. We had concerns regarding structural integrity of the pole and the same question of how to screen the 12 panel antennas necessary to fill the gap in coverage on the existing monopalm. In addition, the homeowners association was very hesitant to give up additional land for equipment as the rose garden is in close proximity and a main focal point for the community.

Respectfully submitted,

Jeffrey McConnell, Smartlink LLC

Authorized Agent for AT&T

Dear Sir

We are writing to voice our opposition to the proposed cellular telephone tower planned for 78135 Ave 42, Bermuda Dunes. We are the property owners at 78146 Sombrero Ct. Bermuda Dunes. Our property is directly south and adjacent to 78135 Ave 42. The proposal is to install the tower 100' from our property. This would place the tower approximately 120' from our home. We oppose the tower on the basis that it exposes my wife and I, my two children, our neighbors, and the students and faculty at two schools to potentially fatal health risks. As it stands now, the health risk studies used by the FCC are outdated and incomplete. These studies were conducted in 1985, and focused on the thermal effects of RF radiation. The studies fail to address the effects of cumulative exposure over long periods of time, and exposure from multiple sources. There are already **three** cell towers within $\frac{1}{4}$ mile of our residence, and a **fourth** is .44 miles from our residence. The proposed tower will be the **fifth**. *The proposed 100' distance will make our home one of the closest private residences (if not the closest) in the country to a cell tower.* This is disturbing and completely unacceptable on many different personal levels. We have a young daughter with Down syndrome. Persons with Down syndrome are more vulnerable to infections, certain kinds of cancer and autoimmune conditions due to an immune system deficiency. One of those forms of cancer being leukemia. There are numerous studies, not recognized by the FCC, that have shown RF radiation increases the risk of leukemia in children.

Additionally, the cell tower would reduce the value of our home, sadly in a neighborhood that has still not fully recovered from the housing down-turn. There are currently 3 properties in our small community either in a foreclosure or pre-foreclose status. Current Real Estate market surveys place the reduced value of a home, located next to a cellular tower between 15 and 30%. We have spoken to three real estate brokers who have said that our home is going to take a major hit due to the stigma that surrounds these towers; people DO NOT want to live next door to them. Since our home will be closer to a cellular tower than almost any other in the country, we believe it is safe to say the loss will be closer to the 30%, an approximate \$102,000 loss to our property value. We believe this is an unfair and unjustifiable. This will not only affect our home but will have a negative effect on the value of our neighbor's properties. Since the real estate market relies on comparable values, a loss of \$102,000 to our home will subsequently reduce the values of all the homes in this community.

We would also like to address the issue of noise and exhaust emissions. The current plan calls for the installation of a diesel emergency generator. The generator is to be installed much closer to our property-line; I believe the set back is 5'. The plan is to place the tower in one location and the generator in a different location. Riverside county ordinance requires this generator to produce less than 65 decibels at our property line. We do not believe this is possible. Even if the generator is completely enclosed within a shelter, the diesel engine will require fresh intake air, and a place to exhaust emissions. This generator will be exhausting well know and well established carcinogens approximately 25' from our home (our family room and master bedroom).

We understand AT&T has already vetted an alternative site for the installation of their tower, that being the commercial property directly west of the current proposed location. We believe the alternative site is an agreeable compromise. We understand there might be an issue regarding lost

parking spaces, but we believe that the property currently has an abundance of parking spaces. We frequently patronize the commercial establishments on this property, and in the 12 years that we have lived in this community, we have never seen half of the available parking spaces occupied. Additionally there are several landscaped medians that could be utilized. Using an existing landscape median would not require the loss of any parking spaces. Also the proposal is for a disguised tower or "mono-palm". A mono-palm installed on a landscape median would be aesthetically appropriate.

We strongly urge you to deny the proposal of the cell phone tower as it stands. We would encourage you to recommend the re-location of the tower to the commercial property directly west of the currently proposed location, preferably to one of the landscape medians near Washington Street. At this location the traffic noise would drown out any noise emitted from the generator, the RF radiation and exhaust emissions would be diminished due to the greater distance, putting the residents and students of this community at reduced health risks, and this location would also decrease the negative economic impact this tower will bring to this community.

Yours Truly

Peter & Laura Lynn Gregor

Abraham, Damaris

From: Robert Goldhammer <bobbisgold@icloud.com>
Sent: Sunday, August 03, 2014 8:25 AM
To: Abraham, Damaris
Subject: Church Tower

Please Do Not allow the church to have cell phone tower it is to close to 2 schools

Not safe for children or other living things....

Robert Goldhammer

Abraham, Damaris

From: Tammy Fox <tambo57@gmail.com>
Sent: Friday, August 01, 2014 5:59 AM
To: Abraham, Damaris
Cc: Pradetto, Joe
Subject: Proposed cellphone tower in Bermuda Dunes

We are aware of a proposed cellphone tower to be installed in the parking lot of the Palm Desert Church of Christ, 78-135 Avenue 42. We are long time homeowners in the Sedona Development. Our street backs up to the church and we are opposed to the installation of the cellphone tower in this location.

It is our feeling this tower should not be placed so close to a residential neighborhood. They are a visual eyesore and could impact our property values in addition to potential health risks. It is our understanding there are several other towers in the area and our AT&T reception is adequate.

We request that you consider the impact on the homeowners and represent our interests on this matter by rejecting the installation of this cellphone tower. Thank you.

Douglas and Tammy Fox
78218 Sombrero Court
Bermuda Dunes, CA 92203

Abraham, Damaris

From: Vicki Burdeaux <condeaux@me.com>
Sent: Thursday, July 31, 2014 6:11 AM
To: Abraham, Damaris
Cc: Pradetto, Joe
Subject: Proposed AT&T Cell Tower in Bermuda Dunes

We are in total and fierce opposition of the proposed AT&T 50 foot cell tower being planned for the parking lot of the Palm Desert Church of Christ, 78135 Avenue 42 in Bermuda Dunes.

We live in the Sedona Homes community just south of the proposed location. Our neighborhood is a beautiful area within an already economically depressed area. We continue to struggle to regain just a "break-even" status in the housing market and the blight of this cell tower would only DECREASE our property value in the future.

There are already four cell towers within a half-mile of our home. This one would be the fifth! The suspected health risks of RF radiation alone should be enough of a reason NOT to construct a fifth cell tower within a half mile radius. It is our understanding that the studies used by the FCC are from 1985 and do not consider the cumulative effects of RF radiation. The proposed location is right next door to a preschool and daycare, as well as a Desert Sands School District elementary school! There are several viable alternative locations that can be considered for this tower.

Please, we ask that you support our neighborhood and DO NOT approve of the construction of this cell tower.

Your support is appreciated.

Vicki Burdeaux
Sheila Conner
78232 Desert Mountain Circle
Bermuda Dunes CA 92203

Abraham, Damaris

From: Vanessa <bagshawpappas@msn.com>
Sent: Monday, August 04, 2014 4:46 PM
To: Abraham, Damaris
Cc: Pradetto, Joe
Subject: cell phone tower 78-135 Avenue 42

I am a resident of Calico Glen in Bermuda Dunes and am writing to you in regards the proposed cell phone tower to be placed in Church of Christ by AT&T. I strongly object to this proposal on the grounds of the health risk this tower will cause to my community by the cumulative effects of RF radiation. There are two schools in close proximity to this church and one has to protect our children for these environmental hazards. This placement of this tower could also have a negative impact on the value of my property and might be viewed as a perceived blight from future buyers. If property values go down so does the revenue my taxes give to the county. I strongly urge you to consider an alternative location for this tower perhaps in an area that does not have a school in close proximity.

Vanessa Piazza.

Abraham, Damaris

From: Louis Zaltzman <louzaltzman@yahoo.com>
Sent: Thursday, August 07, 2014 8:24 AM
To: Abraham, Damaris
Cc: Pradetto, Joe
Subject: cell tower

Dear Ms. Abraham

As a homeowner in the vicinity of the proposed cellphone tower to be erected at 78-135 avenue 42, I sincerely hope you will honor our concerns for all the reason I am sure you are aware of and not approve the project.

There are so many other sites that can be chosen with less impact to the surrounding area.

Thank you for taking your time and effort to address this problem.

Sincerely,

Louis Zaltzman

Pathfinder Community of the Risen Christ
78175 Avenue 42
Bermuda Dunes, CA 92203
(760) 880-9402

Riverside County Planning Dept.
4080 Lemon St.
PO Box 1409
Riverside, CA 92502-1409

Attn: Dameris Abraham

RE: Plot Plan No. 25311

Dear Ms. Abraham:

We are writing you as the planner regarding the proposed cell tower on a church property located at 78135 Avenue 42, Bermuda Dunes, CA 92203.

We are also a church, which neighbors the property and we share a common wall. Since the Palm Desert Church of Christ (PDCC) was built, they have been using our property for parking on Sundays during their church services. Apparently they do not have enough parking spaces on their own property to properly accommodate their congregation.

Last fall they approached us with a request to in affect purchase 12 parking spaces from us in order to install a cell tower. We declined this offer. We did so for many reasons, but primarily because we do not want a cell tower that close to us. We have a parsonage here and we reside very close to where this proposed cell tower is to be constructed. PDCC decided to go forward anyway. They have no regard for their neighbors. Many of us appeared for the July 15th planning meeting. EVERYONE opposed this cell tower, yet it appears it is in no way violating any county regulations.

I wanted you to be aware that on any given Sunday PDCC parks 20-30 cars on our property. Effective immediately we are no longer going to allow them to park on our property. This will have a severe impact on the parking issue at that church. Many cars will be strewn about on Avenue 42. I am certain they will not be in compliance with regard to county ordinances for sufficient parking when this takes place.

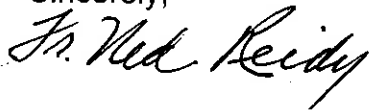
I hope you reconsider this project and not approve such a project based on this parking situation. They can't turn ALL OF THEIR PARKING SPACES into "carpool" spaces. We know this is just a lie anyway to get around the ordinance.

We have contacted Supervisor John Benoit's Office in regard to this issue and our church along with several residents and the Bermuda Dunes Learning Center are all in opposition to this proposed cell tower.

We ask that you look into this as soon as possible. THERE WILL BE A PAKING PROBLEM,

Thank you for taking the time to read and consider this.

Sincerely,

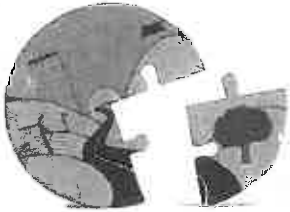
A handwritten signature in black ink that reads "Fr. Ned Reidy". The signature is written in a cursive style with a large, sweeping "R" at the end.

Fr. Ned Reidy

A handwritten signature in black ink that reads "Rev. Joni Miller". The signature is written in a cursive style with a large, sweeping "M" at the end.

Rev. Joni Miller

jm



EA 42577
CFG05953

RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: _____

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25311 DATE SUBMITTED: 2/25/13

APPLICATION INFORMATION

Applicant's Name: AT&T E-Mail: Veronica.arvizu@smartlinkllc.com

Mailing Address: 12900 Park Plaza Suite #313
Cerritos CA 90703
City State ZIP

Daytime Phone No: (858) 602-6380 Fax No: (951) 541-9698

Engineer/Representative's Name: Veronica Arvizu E-Mail: Veronica.arvizu@smartlinkllc.com

Mailing Address: 18301 Von Karman Suite #910
Irvine CA 92612
City State ZIP

Daytime Phone No: (858) 602-6380 Fax No: (951) 541-9698

Property Owner's Name: Palm Desert Church of Christ E-Mail: _____

Mailing Address: 134 Vista Royale
Palm Desert CA 92260
City State ZIP

Daytime Phone No: (760) 320-7161 Fax No: (760) 323-1758

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

[Signature] Veronica Arvizu on behalf of AT&T
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Please see attached letters of authorization
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 1009-500-001-5
Section: 18 Township: 550 Range: 7E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 1 acre

General location (nearby or cross streets): North of Sombrero Court, South of 42nd Ave, East of Washington St., West of Yucca Lane

Thomas Brothers map, edition year, page number, and coordinates: 819 FS

Project Description: (describe the proposed project in detail)

KIT wireless proposes to construct, operate and maintain a 50' Top of structure monopole. Ancillary equipment to be placed within an 11'5" x 20" shelter in the rear of the property.

Related cases filed in conjunction with this application:

N/A

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A E.I.R. 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 copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: Less than 5 cubic yards if any

LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Property Address: 78135 Avenue 42, Bermuda Dunes, CA 92203

Assessor's Parcel Number: 609-500-001

I/We, the owner(s) of the above described property, authorize **New Cingular Wireless, doing business as AT&T Mobility**, whose address is 12900 Park Plaza Drive, 3rd Floor, Cerritos, California 90703, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the sole purpose of consummating any and all building and land-use permit applications, or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits, and at all times thereafter.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

OWNER(S):

Palm Desert Church of Christ, a California non-profit corporation

Print Name

John Burton

By: John Burton, President

Print Name

President

Title

Title

Signature

[Handwritten Signature]

Signature

Date: February 21, 2013

Date: _____

State of California)

County of Riverside) SS.

On this, the 22 day of February, ~~2012~~ ²⁰¹³, before me, Gloria Rodriguez Guardiola,

Notary Public, personally appeared John Burton

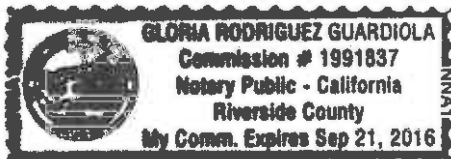
personally known to me proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal:

[Handwritten Signature]
Notary Public

My commission expires: September 21, 2016





at&t Mobility
12900 Park Plaza Dr. 3rd fl.
Cerritos, CA 90703

T: 562-468-6162
F: 562-403-1830

November 26, 2012

RE: Letter of Authorization

To Whom It May Concern:

Smartlink and its employees and agents are authorized representatives of AT&T Mobility and have been contracted to perform certain Land-use Entitlements, Real Estate Leasing, Environmental and Architectural and Engineering Services on the AT&T Mobility telecommunications project.

As an authorized representative of AT&T Mobility, Smartlink may sign, file, review land-use applications and permits, represent at hearings and accept conditions of approval on behalf of AT&T.

If there are any questions or comments, please contact me immediately.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Miller", written over a horizontal line.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

PLOT PLAN NO. 25311 – Intent to Adopt a Mitigated Negative Declaration – Applicant: AT&T – Fourth/Fourth Supervisorial District – Location: Northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42 – 1.14 Acres – **REQUEST:** The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Three live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42. (Quasi-judicial)

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
 November 5, 2014
 RIVERSIDE COUNTY ADMINISTRATIVE CENTER
 BOARD CHAMBERS, 1ST FLOOR
 4080 LEMON STREET
 RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email dabraham@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 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 or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/5/2014.

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

APN (s) or case numbers PP25311 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

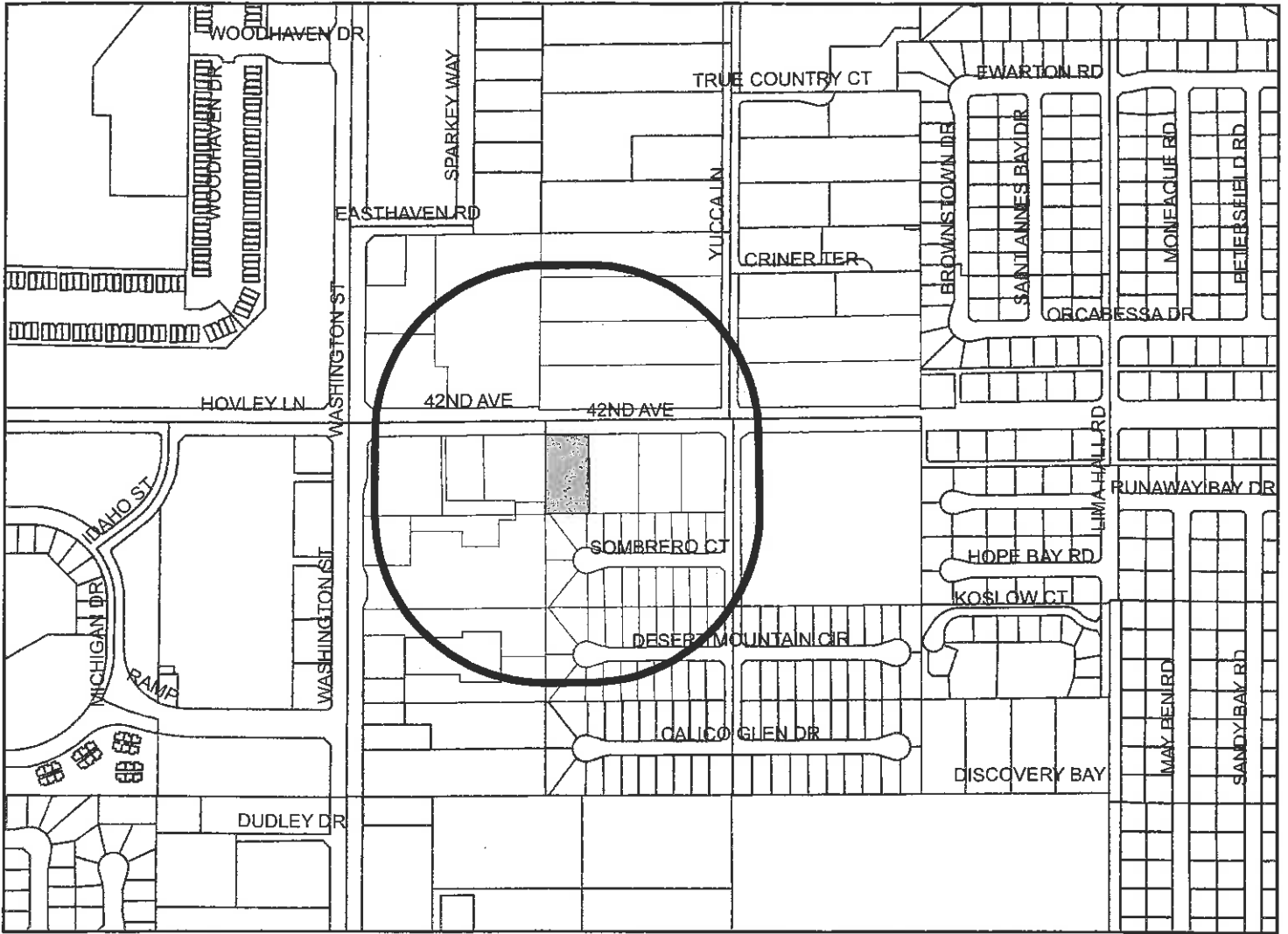
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

BA
Copies
12/5/14

PP25311 (600 feet buffer)



Selected Parcels

609-020-042 609-020-045 609-020-049 609-020-050 607-130-013 609-500-037 609-500-014 609-500-032 609-500-035 607-130-010
 607-130-012 609-500-019 607-141-039 607-130-008 609-500-023 609-500-030 609-500-024 609-500-025 607-130-009 609-500-028
 609-500-040 609-500-012 609-500-027 609-500-034 609-030-029 609-500-005 609-500-006 609-500-022 609-500-033 609-500-015
 609-500-017 609-500-041 609-020-044 607-130-006 609-500-010 609-500-009 607-141-022 607-130-007 609-500-038 609-500-021
 609-500-020 609-500-016 609-500-042 609-500-036 609-500-001 609-500-002 609-500-013 609-500-029 609-020-041 609-020-043
 609-020-046 609-020-055 609-020-054 609-500-039 609-500-003 609-500-004 609-500-011 609-500-007 609-500-018 609-500-026
 609-020-038 609-500-031 609-500-008



525 262.5 0 525 Feet

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.

ASMT: 607130006, APN: 607130006
HENRIETTE MORRIS
41755 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 607141022, APN: 607141022
SARI MILLER, ETAL
41870 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 607130007, APN: 607130007
SHARI THATCHER, ETAL
41865 YUCCA LN
INDIO, CA. 92203

ASMT: 607141039, APN: 607141039
CHARLES MILLER
41900 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 607130008, APN: 607130008
MICHAEL PIERSON, ETAL
41951 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 609020038, APN: 609020038
M H SHERMAN CO, ETAL
C/O REAL ESTATE TAX DEPT STORE 04757
P O BOX 1159
DEERFIELD IL 60015

ASMT: 607130009, APN: 607130009
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 609020043, APN: 609020043
RALPHS GROCERY CO
C/O REAL ESTATE DEPT
P O BOX 54143
LOS ANGELES CA 90054

ASMT: 607130010, APN: 607130010
POLK MEADOWS, ETAL
16400 PAC COAST HWY NO 207
HUNTINGTON BEACH CA 92649

ASMT: 609020044, APN: 609020044
GROCERY RALPHS
1100 W ARTESIA BLVD
COMPTON CA 90220

ASMT: 607130012, APN: 607130012
POLK MEADOWS, ETAL
C/O THRIFTY PAYLESS INC
P O BOX 3165
HARRISBURG PA 17105

ASMT: 609020046, APN: 609020046
RALPHS GROCERY CO
C/O KROGER CO
1014 VINE ST 7TH FL
CINCINNATI OH 45202

ASMT: 607130013, APN: 607130013
42ND AVENUE
C/O LUKO MANAGEMENT
16400 PACIFIC COAST 207
HUNTINGTON BEACH CA 92649

ASMT: 609020050, APN: 609020050
WASHINGTON SQUARE BD, ETAL
C/O MILAN CAPITAL
888 S DISNEYLAND DR
ANAHEIM CA 92802

ASMT: 609020054, APN: 609020054
GEORGE GERONSIN, ETAL
181 S OLD SPRINGS RD
ANAHEIM CA 92808

ASMT: 609500006, APN: 609500006
SARA BONTHRON, ETAL
68 TEMPE TRL
PALM DESERT CA 92211

ASMT: 609020055, APN: 609020055
BONITA ROGENES, ETAL
20735 VIA MARISA
YORBA LINDA CA 92886

ASMT: 609500007, APN: 609500007
DOUGLAS FOX, ETAL
78218 SOMBRERO CT
BERMUDA DUNES CA 92203

ASMT: 609030029, APN: 609030029
DESERT SANDS UNIFIED SCHOOL DIST
47950 DUNE PALMS RD
LA QUINTA CA 92253

ASMT: 609500008, APN: 609500008
MONIQUE VANDEUTEKOM GIBBS, ETAL
83 QUIET RIDGE
FORISTELL MO 63348

ASMT: 609500001, APN: 609500001
PALM DESERT CHURCH OF CHRIST
P O BOX 14151
PALM DESERT CA 92255

ASMT: 609500009, APN: 609500009
CARRIE BOTTEN, ETAL
78194 SOMBRERO CT
BERMUDA DUNES CA 92203

ASMT: 609500002, APN: 609500002
PATHFINDER COMMUNITY OF RISEN CHRIST
78175 AVENUE 42
BERMUDA DUNES CA 92203

ASMT: 609500010, APN: 609500010
JAMES PALMER
78182 SOMBRERO CT
BERMUDA DUNES CA 92203

ASMT: 609500004, APN: 609500004
GAYLE CLARK, ETAL
8 TAYLOR AVE
PALM DESERT CA 92211

ASMT: 609500011, APN: 609500011
MARTHA DESNOYERS, ETAL
78170 SOMBRERO CT
BERMUDA DUNES CA 92203

ASMT: 609500005, APN: 609500005
SARA BONTHRON, ETAL
68 TEMPE TR
PALM DESERT CA 92211

ASMT: 609500012, APN: 609500012
TARA JOHNSTON THATCHER, ETAL
78158 SOMBRERO CT
INDIO, CA. 92203



ASMT: 609500013, APN: 609500013
LAURA GREGOR, ETAL
78146 SOMBRERO CT
BERMUDA DUNES CA 92203

ASMT: 609500020, APN: 609500020
MATTHEW STEWART
49329 BARRYMORE ST
INDIO CA 92201

ASMT: 609500014, APN: 609500014
RAYMOND YARBROUGH, ETAL
C/O RAYMOND K YARBROUGH
78134 SOMBRERO CT
BERMUDA DUNES CA 92203

ASMT: 609500021, APN: 609500021
TRACEY CURCI, ETAL
78203 SOMBRERO CT
BERMUDA DUNES CA 92203

ASMT: 609500015, APN: 609500015
HELEN GALINDO, ETAL
78131 SOMBRERO CT
BERMUDA DUNES CA 92203

ASMT: 609500022, APN: 609500022
NAOMI CURCI, ETAL
78215 SOMBRERO CT
BERMUDA DUNES CA 92203

ASMT: 609500016, APN: 609500016
MELANIE FESMIRE
45071 PARK ST
INDIO CA 92201

ASMT: 609500023, APN: 609500023
DAVID RIVENES, ETAL
78227 SOMBRERO CT
BERMUDA DUNES CA 92203

ASMT: 609500017, APN: 609500017
ALICE FREUND, ETAL
78155 SOMBRERO CT
BERMUDA DUNES CA 92203

ASMT: 609500025, APN: 609500025
COUNTY OF RIVERSIDE CO SERVICE AREA 12
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 609500018, APN: 609500018
TRACI KAYLOR
78167 SOMBRERO CT
BERMUDA DUNES CA 92203

ASMT: 609500026, APN: 609500026
SHEILA CONNER, ETAL
78232 DESERT MOUNTAIN CIR
BERMUDA DUNES CA 92203

ASMT: 609500019, APN: 609500019
CAROL MARIETTA
78179 SOMBRERO CT
BERMUDA DUNES CA 92203

ASMT: 609500027, APN: 609500027
KATHRYN MADDOX, ETAL
78220 DESERT MOUNTAIN CIR
BERMUDA DUNES CA 92203

ASMT: 609500028, APN: 609500028
SHELLEY NUNES, ETAL
78208 DESERT MOUNTAIN CIR
BERMUDA DUNES CA 92203

ASMT: 609500035, APN: 609500035
ANGELIA PAPINAW, ETAL
78133 DESERT MOUNTAIN CIR
BERMUDA DUNES CA 92203

ASMT: 609500029, APN: 609500029
ED FURLAN, ETAL
481 W 23RD AVE
VANCOUVER BC CANADA V5Y2H5

ASMT: 609500036, APN: 609500036
NICHOLAS TREVINO
78145 DESERT MOUNTAIN CIR
BERMUDA DUNES CA 92203

ASMT: 609500030, APN: 609500030
VONDA MCFADDEN, ETAL
72925 FRED WARING DR 204
PALM DESERT CA 92260

ASMT: 609500037, APN: 609500037
MARGARET LOGSDON, ETAL
78157 DESERT MOUNTAIN CIR
BERMUDA DUNES CA 92203

ASMT: 609500031, APN: 609500031
WILLIAM GATHERUM
44244 SILVER CANYON LN
PALM DESERT CA 92260

ASMT: 609500038, APN: 609500038
DEBORAH SUER, ETAL
78169 DESERT MOUNTAIN CIR
BERMUDA DUNES CA 92203

ASMT: 609500032, APN: 609500032
HEATHER DREW, ETAL
78160 DESERT MOUNTAIN CIR
BERMUDA DUNES CA 92203

ASMT: 609500039, APN: 609500039
REGINA SCHROEDER
78181 DESERT MOUNTAIN CIR
BERMUDA DUNES CA 92203

ASMT: 609500033, APN: 609500033
DONNA BERARDO
78148 DESERT MOUNTAIN CIR
BERMUDA DUNES CA 92203

ASMT: 609500040, APN: 609500040
CATHY PRASLOSKI, ETAL
4169 VALENCIA AVE
NORTH VANCOUVER
BC CANADA V7N4A7

ASMT: 609500034, APN: 609500034
DERRYL COUSINS
534 ARENA ST
EL SEGUNDO CA 90245

ASMT: 609500041, APN: 609500041
CHRISTINE MCMAHILL, ETAL
78205 DESERT MOUNTAIN CIR
BERMUDA DUNES CA 92203

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ASMT: 609500042, APN: 609500042
SIGRID HOAG, ETAL
78217 DESERT MOUNTAIN CIR
BERMUDA DUNES CA 92203

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Bermuda Dunes Airport
ATTN: General Manager
79880 Ave. 42
Bermuda Dunes, CA 92201-1453

Bermuda Dunes Community Council
P.O. Box 2127
Palm Springs, CA 92263

City of Palm Desert
ATTN: Director of Community
Development
73-510 Fred Waring Dr.
Palm Desert, CA 92260

Desert Sands Unified School District
47-950 Dune Palms Rd.
La Quinta, CA 92253-4000

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

Applicant:
AT&T
12900 Park Plaza Dr., 3rd Floor
Cerritos, CA 90703

Eng:
Smartlink, LLC
18301 Von Karman Avenue, Suite 910
Irvine, CA 92612

Owner:
Palm Desert Church of Christ
134 Vista Royale
Palm Desert, CA 92260

Applicant:
AT&T
12900 Park Plaza Dr., 3rd Floor
Cerritos, CA 90703

Eng:
Smartlink, LLC
18301 Von Karman Avenue, Suite 910
Irvine, CA 92612

Owner:
Palm Desert Church of Christ
134 Vista Royale
Palm Desert, CA 92260



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25311

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: June 12, 2014

Applicant/Project Sponsor: AT&T Date Submitted: February 25, 2013

ADOPTED BY: Planning Commission

Person Verifying Adoption: Damaris Abraham Date: November 5, 2014

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

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

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25311\DH-PC-BOS Hearings\DH-PC\PP25311.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42597 ZCFG05973 \$2,231.25

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning 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.

EA42577/Plot Plan No. 25311
Project Title/Case Numbers

Damaris Abraham
County Contact Person

(951) 955-5719
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

AT&T
Project Applicant

12900 Park Plaza Dr., 3rd Floor, Cerritos, CA 90703
Address

The project is located northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42.
Project Location

The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 5, 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, 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

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 6/13/2014
Y:\Planning Case Files-Riverside office\PP25311\DH-PC-BOS Hearings\DH-PC\PP25311.NOD Form.docx

Please charge deposit fee case#: ZEA42577 ZCFG05953 . \$2,231.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1403438

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SMARTLINK, LLC \$25.00
paid by: CK 1844
EA42577
paid towards: CFG05953 CALIF FISH & GAME - NEG DECL
at parcel: 78135 42ND AVE BERM
appl type: CFG1

By _____ Apr 04, 2014 12:46
BNTHOMAR posting date Apr 04, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$25.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1303663

4080 Lemon Street
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Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SMARTLINK, LLC \$2,156.25
paid by: CK 1073
EA42577
paid towards: CFG05953 CALIF FISH & GAME - NEG DECL
at parcel: 78135 42ND AVE BERM
appl type: CFG1

By _____ Apr 25, 2013 09:31
MGARDNER posting date Apr 25, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * I1300488

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SMARTLINK, LLC \$50.00
paid by: CK 1028
EA42577
paid towards: CFG05953 CALIF FISH & GAME - NEG DECL
at parcel: 78135 42ND AVE BERM
appl type: CFG1

By _____ Feb 25, 2013 16:01
JCMITCHE posting date Feb 25, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Agenda Item No.:
 Area Plan: Harvest Valley/Winchester
 Zoning Area: Winchester
 Supervisorial District: Third/Third
 Project Planner: Damaris Abraham
 Planning Commission: November 5, 2014

CONDITIONAL USE PERMIT NO. 3156
 REVISED PERMIT NO. 2
 CEQA Exempt
 Applicant: Patricia Porter
 Engineer/Representative: Inland Valley
 Development Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Revised Permit to the approved Conditional Use Permit proposes to extend the permit life for the existing Wild West Rodeo Arena with an existing license for an on-site sale of alcoholic beverages for an additional 10 years. The project site currently contains an existing 1,160 sq. ft. barn, 240 sq. ft. shed, 1,480 sq. ft. barn, 1,000 sq. ft. rest room, an existing 3,000 sq. ft. caretaker's residence, 281 standard parking spaces, and 9 accessible parking spaces. The project also proposes to replace fire damaged alcoholic serving bar with a new 3,456 sq. ft. modular bar with a 1,728 sq. ft. porch.

The project site is located northerly of Grand Avenue, easterly of Leon Road, and westerly of Whitaker Street, more specifically 32150 South Grand Avenue.

BACKGROUND:

Conditional Use Permit No. 3156 proposed a rodeo arena with a private residence and was approved by the Planning Commission on January 27, 1993 and was set to expire on January 27, 2002.

Conditional Use Permit No. 3156, Revised Permit (RVP) No. 138 proposed to add a 1,200 square foot modular unit as a snack bar to the rodeo arena and single family residence and was approved by the Planning Commission on June 29, 1994 and was set to expire on June 29, 2004.

Substantial Conformance No. 538 to Conditional Use Permit No. 3156 proposed the addition of a patio and cover to the snack bar and was approved administratively on September 26, 1995.

Conditional Use Permit No. 3156, Revised Permit No. 1 proposed to extend the life of the Conditional Use Permit for the Wild West Rodeo Area and was approved by the Planning Commission on November 17, 2004 and extended the permit life to July 1, 2014.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Open Space: Recreation (OS:R)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the north
 Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the south
 Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to the east
 Community Development: Public Facilities (CD:PF) (≤0.60 Floor Area Ratio) to the west
3. Existing Zoning (Ex. #2): Rural Residential (R-R)

CONDITIONAL USE PERMIT NO. 3156, REVISED PERMIT NO. 2

Planning Commission Staff Report: November 5, 2014

Page 2 of 4

- | | |
|-----------------------------------|---|
| 4. Surrounding Zoning (Ex. #2): | Rural Residential (R-R) to the north, east, and west
One-Family Dwellings (R-1) to the south |
| 5. Existing Land Use (Ex. #1): | Wild West Rodeo Arena |
| 6. Surrounding Land Use (Ex. #1): | Vacant and scattered single family residences to the north, south, east, and west |
| 7. Project Data: | Total Acreage: 9.85 |
| 8. Environmental Concerns: | CEQA Exempt per Section 15302 |

RECOMMENDATIONS:

FIND the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15302 (Replacement or Reconstruction) and Section 15301 (Existing Facilities), based on the findings and conclusions incorporated in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 3156, REVISED PERMIT NO. 2, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project site is designated Open Space: Recreation (OS:R) on the Harvest Valley/Winchester Area Plan.
2. The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. The project is for a Rodeo Arena.
3. The project site is located within the Highway 79 Policy Area of the Harvest Valley/Winchester Area Plan. The purpose of the Policy Area is to address transportation infrastructure capacity within the policy area. Policy HVWAP 7.2 requires the establishment of a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. The Transportation Department has reviewed this project and has determined that the project is exempt from traffic study requirements.
4. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the north, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the south, Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to the east, and Community Development: Public Facilities (CD:PF) (≤ 0.60 Floor Area Ratio) to the west.
5. The zoning for the subject site is Rural Residential (R-R).
6. The proposed use, a Rodeo Arena, is a permitted use, subject to approval of a conditional use permit in the R-R zone, in accordance with Section 5.1.d. (45) of Ordinance No. 348.

7. The proposed project is consistent with the development standards set forth in the R-R zone. The lot size for the proposed project site is 9.85 acres which exceeds the minimum one-half acre lot size requirement. The existing residence does not exceed 40 feet in height and the other buildings do not exceed 50 feet in height. In addition, the project as designed and conditioned meets the development standards for automobile storage areas.
8. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, east, and west and One-Family Dwellings (R-1) to the south.
9. The project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
10. The project has been determined to be categorically exempt from CEQA, as set forth per Section 15302 (Replacement or Reconstruction) and Section 15301 (Existing Facilities) of the CEQA Guidelines.
 - a. Section 15301 (Existing Facilities) includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Wild West Rodeo Arena facility currently exists and no changes or expansions have occurred since the last extension in 2004. The project only involves the replacement of the existing fire damaged bar with a new modular bar on the same location.
 - b. Section 15302 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaces and will have substantially the same purpose and capacity as the structure replaced. The project is proposing to replace a fire damaged approximately 3,400 square foot bar with a new 3,456 sq. ft. modular bar on the same location which is substantially the same size, purpose, and capacity.

CONCLUSIONS:

1. The proposed project is in conformance with the Open Space: Recreation (OS:R) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A fault zone;
 - b. A Flood Zone;
 - c. A City sphere of influence; or,
 - d. An Airport Influence area.
3. The project site is located within:
 - a. A high fire area;
 - b. The boundaries of the Hemet Unified School District;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. An area susceptible to subsidence;
 - e. An area with High Paleontological sensitivity; and,
 - f. An area with low to moderate liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 461-110-007.

DA:da

Y:\Planning Case Files-Riverside office\CUP03156R2\DH-PC-BOS Hearings\DH-PC\CUP03156R2.Staff Report.docx

Date Prepared: 10/01/14

Date Revised: 10/23/14

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03156R2
VICINITY/POLICY AREAS

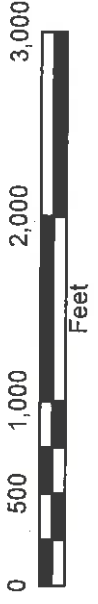
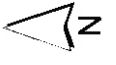
Supervisor Stone
 District 3

Date Drawn: 10/02/2014
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. The new General Plan has various different types of land use that is provided for within existing zoning. For further information, please contact the Riverside County Planning Department in Riverside at (951)955-5000, Western County or in Fontana at (951)846-8777 (County of Riverside County of Western County).

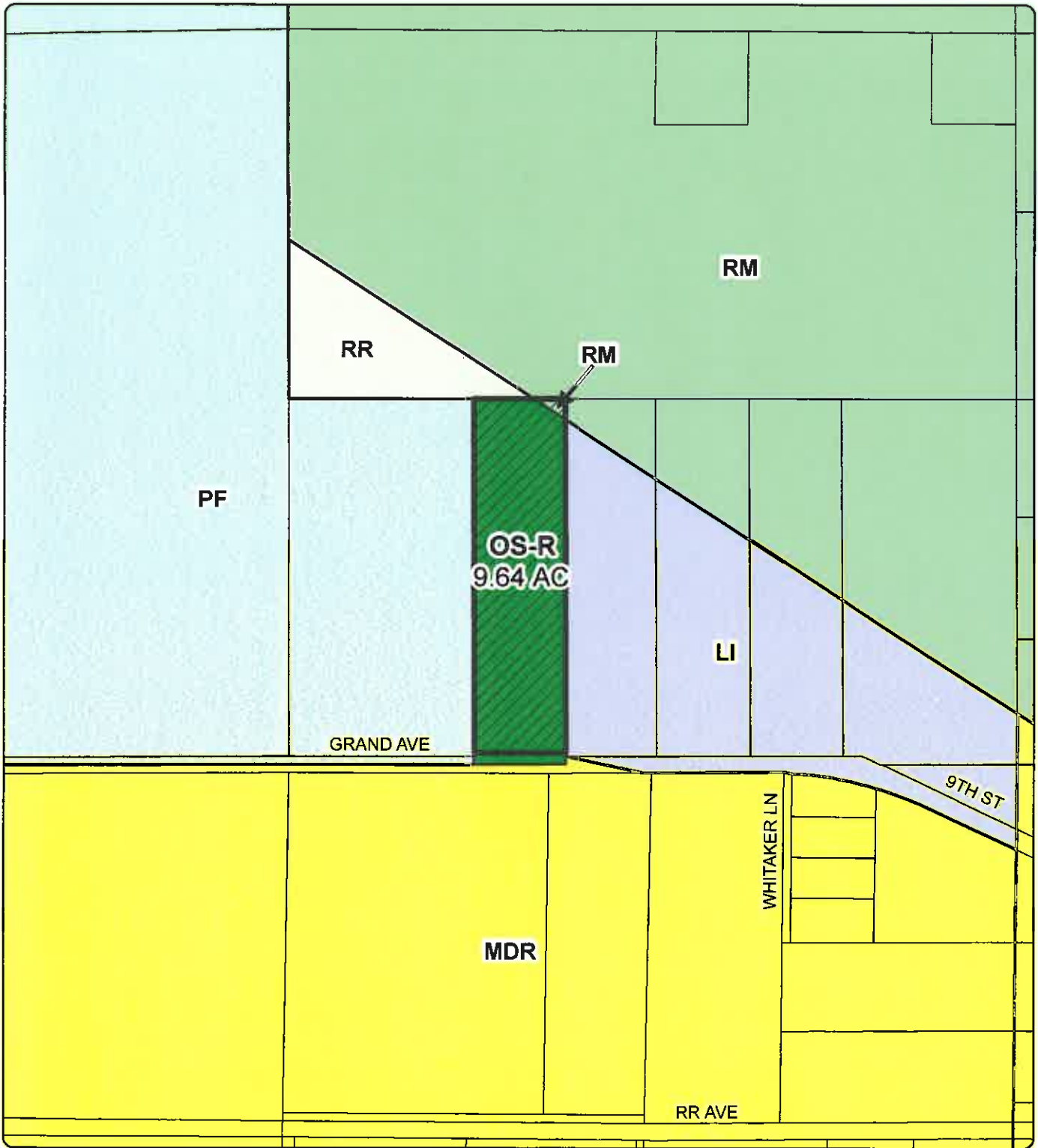
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03156R2

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 10/02/2014
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)959-8200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

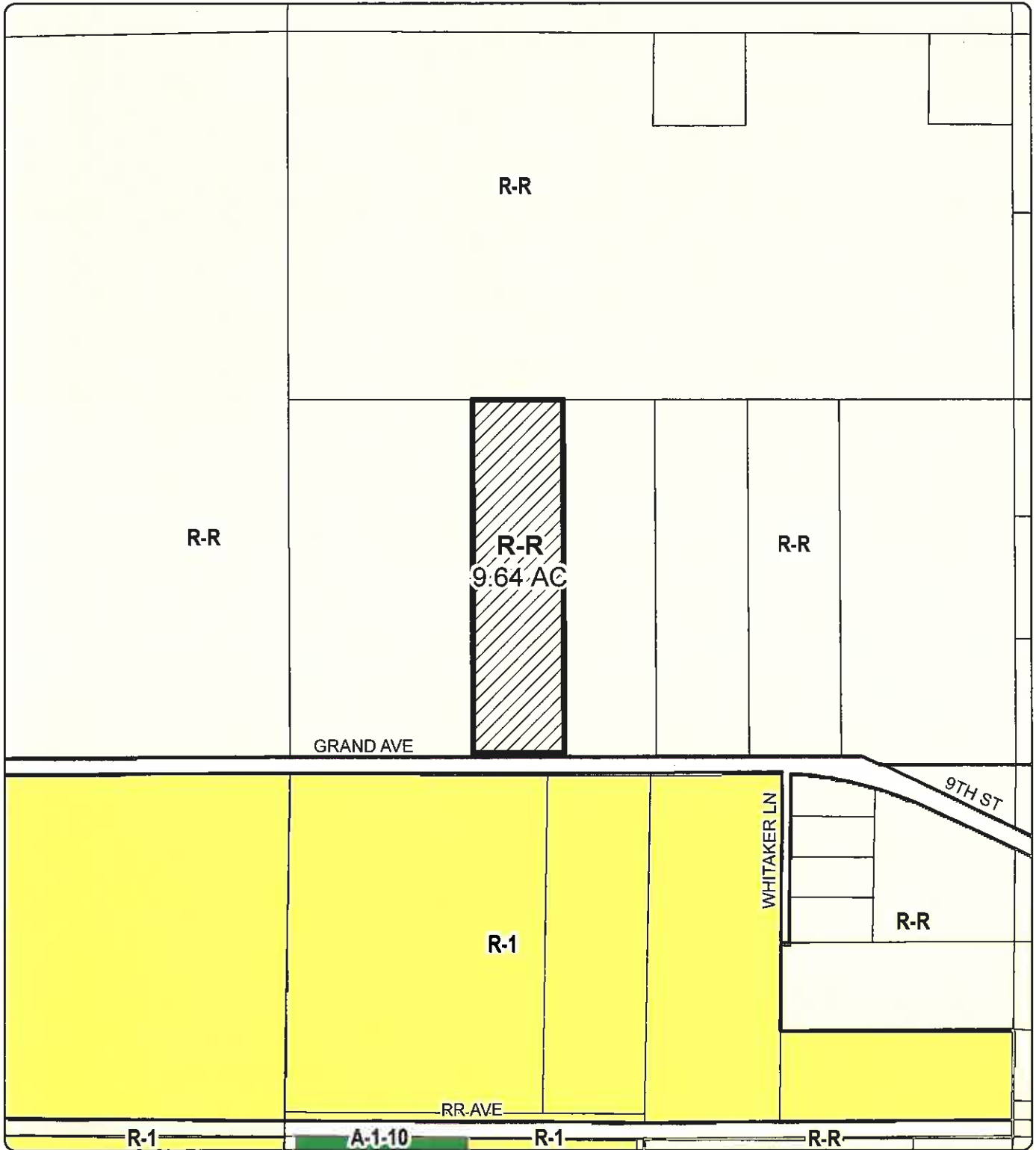
CUP03156R2

EXISTING ZONING

Supervisor Stone
District 3

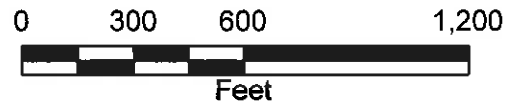
Date Drawn: 10/02/2014

Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcidma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03156R2

LAND USE

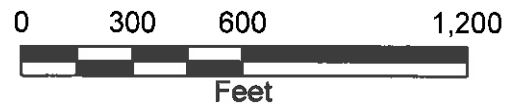
Supervisor Stone
District 3

Date Drawn: 10/02/2014
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at: (951)955-3200 (Western County) or in Palm Desert at: (760)863-9277 (Eastern County) or Website <http://planning.rctfpa.org>

WALDEN
MANUFACTURERS OF
STRUCTURAL CONSTRUCTION

600 CHAL AVE.
MANTON, CA 92559
(909) 349-9100 FAX (909) 349-9192
E-MAIL: KL@WALDENSTRUCTURES.COM

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DATE: 07/16/2014

PROJECT: 15000000000000000000

1. DATE CHG. 9/23/14 (EJ)

2.

3.

4.

5.

PROJECT NAME: REKANTY/ACTUBUND

1685-16287 & 16539

15272

CLIENT NAME: WINCHESTER WILD WEST SALOON

32150 GRAND AVE
WINCHESTER, CA 92596

EXTERIOR ELEVATIONS

DRAWN BY: [Blank]

PROJECT MANAGER: [Blank]

SCALE: 1/4" = 1'-0"

DATE: 06-17-14

GENERAL NUMBER: 15000000000000000000

PLANS APPROVED: [Blank]

DATE: [Blank]

SIGNATURE: [Blank]

PRELIMINARY NO. OR CONSTRUCTION

DISTRICTION: [Blank]

DATE: 06-09-14

BY: [Blank]

FOR: [Blank]

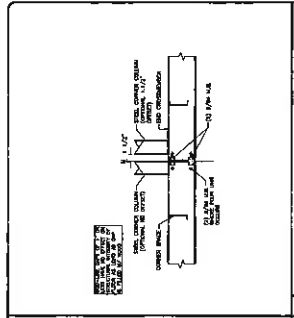
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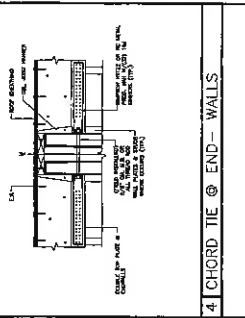
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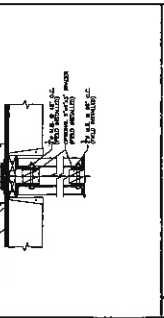
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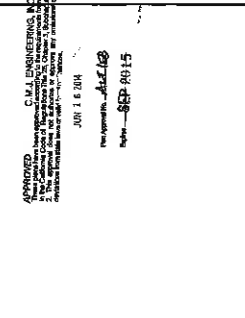
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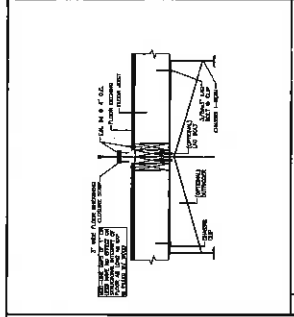
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3 CHORD TIE @ END - WALLS



4 STANDING SEAM ROOF CLOSE UP



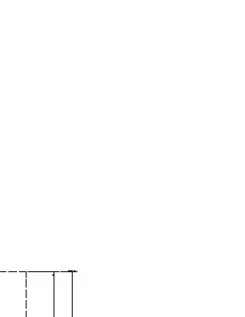
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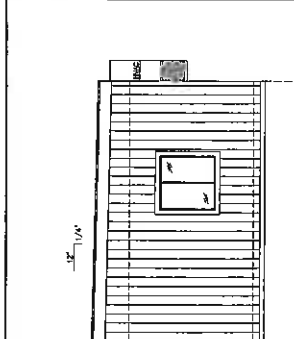
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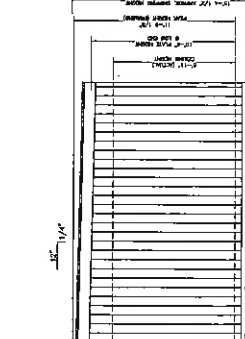
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4 STANDING SEAM ROOF CLOSE UP



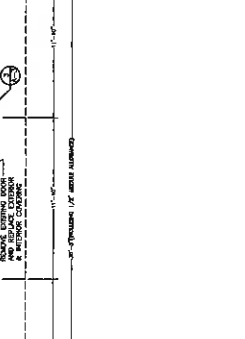
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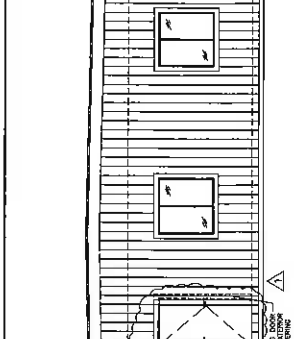
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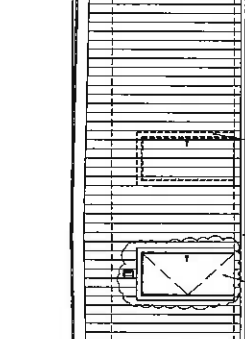
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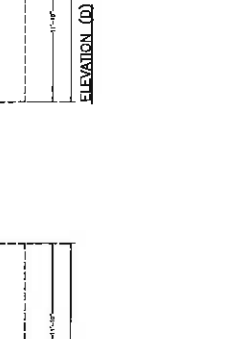
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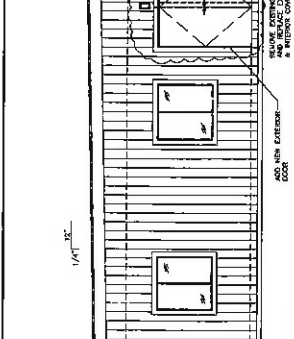
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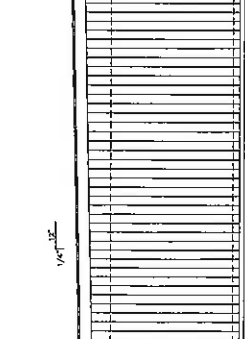
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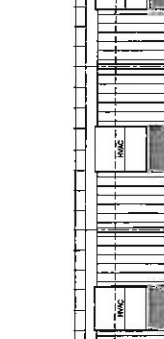
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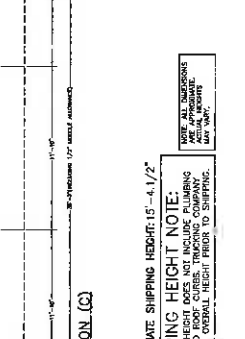
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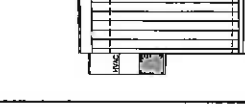
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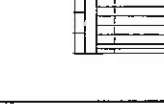
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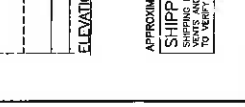
1 MOD-LINE FLOOR CONNECTION



2 MOD-LINE FLOOR CONNECTION



3 CHORD TIE @ END - WALLS



4 STANDING SEAM ROOF CLOSE UP

APPROVED: [Signature]

C.M.A. ENGINEERING, INC.

10000 WILSON AVENUE, SUITE 100
DUBLIN, CA 94568
TEL: (925) 835-1100
WWW.CMAENGINEERING.COM

JULY 16 2014

PROJECT: 15000000000000000000

DATE: 06-09-14

APPROXIMATE SHIPPING HEIGHT: 15'-4 1/2"

SHIPPING HEIGHT NOTE:
SHIPPING HEIGHT DOES NOT INCLUDE PLUMBING
OR MECHANICAL EQUIPMENT. VERIFY HEIGHTS
TO VERIFY OVERALL HEIGHT PRIOR TO SHIPPING.

1 EXTERIOR ELEVATIONS

CONDITIONAL USE PERMIT Case #: CUP03156R2

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to extend the permit life for the existing Wild West Rodeo Arena with an existing license for an on-site sale of alcoholic beverages for an additional 10 years. The project site currently contains an existing 1,160 sq. ft. barn, 240 sq. ft. shed, 1,480 sq. ft. barn, 1,000 sq. ft. rest room, an existing 3,000 sq. ft. caretaker's residence, 281 standard parking spaces, 9 accessible parking spaces. The project also proposes to replace fire damaged bar with a new 3,456 sq. ft. modular bar with a 1,728 sq. ft. porch.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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 CONDITIONAL USE PERMIT; 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 CONDITIONAL USE PERMIT PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is

CONDITIONAL USE PERMIT Case #: CUP03156R2

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3156, Revised Permit No. 2 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3156, Revised Permit No. 2, Exhibit A, Site Plan (Sheets 1-2), dated July 14, 2014.

APPROVED EXHIBIT B&C = Conditional Use Permit No. 3156, Revised Permit No. 2, Exhibit B&C, Elevations and Floor Plan (Sheets 1-2), dated July 14, 2014.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to 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 this project.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BS PLNCK RECOMMND

The applicant shall obtain all required building permits from the Building Department prior to any building, structure, modular unit, or equipment being constructed or placed on the property.

All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BS PLNCK (cont.) RECOMMND

state of California. Any building plan

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - CONTACT HAZMAT RECOMMND

If Hazardous Materials are used/stored onsite, the facility operator shall contact the Department of Environmental Health (DEH), Hazardous Materials Management Branch to ensure compliance with all applicable plan check and permitting requirements.

Department of Environmental Health
Hazardous Materials Management Branch - Hemet Office
800 S. Sanderson Avenue,
Hemet, CA 92545
(951) 766-6524

FIRE DEPARTMENT

10.FIRE. 1 USE-#01- WEST FIRE PROTECTION RECOMMND

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (CUP 3156R2) is required on all correspondence.

Questions should be directed to the Riverside County Fire Department, Fire Protection Planning Division at 2300 Market St. Suite 150, Riverside, CA 92501. Phone: (951) 955-4777, Fax: (951) 955-4886.

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR INEFFECT

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 3 USE*-#23-MIN REQ FIRE FLOW INEFFECT

Minimum required fire flow shall be 1500 GPM for 2 hours duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site

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10. GENERAL CONDITIONS

10.FIRE. 4 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 3156 R2 is a proposal to renew the use of the Wild West Arena with an existing license for an on-site sale of alcoholic beverages in Harvest Valley/Winchester area. The 9.64 acre site is located northerly of Grand Avenue, easterly of Leon Road, and westerly Whitaker Street.

The site lies at the base of steep hills. A drainage area of about 2 acres is tributary to the site from the north. Although the proposal is only to renew the use of Wild West Arena, but the exhibit shows some parking area and handicap access route. This additional impervious area appears to be insignificant and therefore the District has no objection to the proposal. Any substantial amount of new impervious areas would require mitigation for increased runoff and water quality impacts.

The project site is located in the Salt Creek-Winchester/North Hemet Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. However, the amount of impervious surface proposed is insignificant and therefore the District shall not impose any fee at this time. Should additional development or use be proposed, the mitigation fee may be levied at that time.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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.

CONDITIONAL USE PERMIT Case #: CUP03156R2

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

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.

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), auditoriums with fixed seats: 1 space/3 seats.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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.

10.PLANNING. 15 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 16 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor,

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - NO SECOND FLOOR (cont.) RECOMMND

mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 17 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, except the caretaker and members of the caretaker's family, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

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.

10.PLANNING. 20 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

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.

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

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.

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the life of this permit.

10.PLANNING. 29 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the

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10. GENERAL CONDITIONS

10.PLANNING. 29 USE - PERMIT SIGNS (cont.) RECOMMND

requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 32 USE - BUSINESS LICENSING RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

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.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - TS/EXEMPT (cont.) RECOMMND

traffic study requirements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3156, Revised Permit No. 2 shall terminate on November 5, 2024. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 10 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3156R2, 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

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.

60.TRANS. 2 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.2 and 90.TRANS.6.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 3 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy 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

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80. PRIOR TO BLDG PRMT ISSUANCE

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE - ACCESSIBILITY & CWP

RECOMMND

Prior to permit issuance the following criteria shall be included on the approved building plans:

ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.
5. Accessible bleacher seating where applicable
6. Areas of public accomodation.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

Two existing barns/sheds approximately 1,480 square feet and 1,160 square feet have been constructed without permit. The applicant is required to obtain the building permits for these existing structures prior to the issuance of any further building permits.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD

RECOMMND

For any public/semi-public food facility, a total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE - FOOD PLANS REQD (cont.) RECOMMND

current State and Local regulations.

80.E HEALTH. 3 USE - E.HEALTH CLEARANCE REQ'D RECOMMND

Conditional Use Permit 3156 R2 is proposing to renew the use of the Wild West Area (rodeo) with an existing license for an onsite sale of alcoholic beverages.

PUBLIC/SEMI-PUBLIC FOOD FACILITY

The applicant shall contact the Department of Environmental Health, District Environmental Services to obtain information regarding food facility plan check and permitting requirements.

Department of Environmental Health
District Environmental Services - Hemet Office
800 S. Sanderson Avenue
Hemet, CA 92545
(951) 766-2824

Applicable fees shall apply.

SALE OF ALCOHOLIC BEVERAGES

The applicant shall contact:

State of California,
Alcoholic Beverage Control
3737 Main Street, Suite 900
Riverside, CA 92501
(951) 782-4400

ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS)

An OWTS Certification shall be required for any new construction to ensure that there is no encroachment to the location of the existing septic system. Moreover, this certification shall also be required if the proposal for new construction includes sanitation facilities (i.e. wastewater plumbing) that will be connected to an existing OWTS and/or for the replacement or repair of a failing OWTS.

For any new construction that requires the installation of a new OWTS, a soils percolation report performed in

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 USE - E.HEALTH CLEARANCE REQ'D (cont.) RECOMMND

accordance with the Department of Environmental Health (DEH) Technical Guidance Manual shall be required.

Please contact DEH Land Use at (951) 955-8980 for any additional requirements. Applicable review fees shall apply.

EXISTING WELLS

Please contact DEH Water Resources at (951) 955-8980 for the requirements. Applicable fees shall apply.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ INEFFECT

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS INEFFECT

Super fire hydrants (6" x 4" x 2-2 1/2"), shall be located not less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

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&C.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03156R2

Parcel: 461-110-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 nd the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3156, Revised Permit No. 2, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Grand Avenue shall be conveyed for public use to provide for a 76 foot half-width right-of-way per County Standard No. 91, Ordinance 461.

If no building permits are obtained through this revised permit, then no improvements are required on Grand Avenue at this time.

80.TRANS. 2 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along Grand Avenue.
- (2) Streetlights.

CONDITIONAL USE PERMIT Case #: CUP03156R2

Parcel: 461-110-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(3) Street sweeping.

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

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

80.TRANS. 3 USE- LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street 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.

80.TRANS. 4 USE - LANDSCAPING RECOMMND

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

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

80.TRANS. 5 USE - UTILITY PLAN RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03156R2

Parcel: 461-110-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - UTILITY PLAN (cont.)

RECOMMND

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.

80.TRANS. 6 USE - GRAND AVENUE

RECOMMND

In the event a building permit is issued through this revised permit, the following condition shall apply:

Grand Avenue along project boundary is a paved County maintained road designated as an Urban Arterial Highway and shall be improved with 8" concrete curb and gutter, 55 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department in the 76 foot half-width dedicated right-of-way in accordance with County Standard No. 91, Section (55'/76')

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

Landscaped raised median is required per Std. No. 91, of Ord. 461.

The project proponent may elect to pay cash-in-lieu of improvements.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - WELL/WATER STATEMENT

RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

CONDITIONAL USE PERMIT Case #: CUP03156R2

Parcel: 461-110-007

90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 1 USE - WELL/WATER STATEMENT (cont.) RECOMMND

The requirements for a water supply permit are as follows:

- 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.
- 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development).
- 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.
- 4) Satisfactory information concerning how the system will be owned and operated.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES INEFFECT

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.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM INEFFECT

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). 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 U.L. Central Station 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

CONDITIONAL USE PERMIT Case #: CUP03156R2

Parcel: 461-110-007

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM (cont.) INEFFECT
for guideline handout

90.FIRE. 3 USE-#27-EXTINGUISHERS INEFFECT
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 Dept. for proper placement of equipment prior to installation.

90.FIRE. 4 USE-#36-HOOD DUCTS INEFFECT
A UL 300 hood/duct fire extinguishing system must be installed over the cooking Equipment as required by the California Fire Code, California Mechanical Code and adopted standards. The extinguishing system must automatically shutdown gas and /or electricity to all cooking appliances upon activation. A C-16 licensed contractor must submit plans, along with the current \$215.00 deposit based fee, to the Fire Department for review and approval prior to installation. Alarm system supervision is only required if the building has an existing fire alarm system.

90.FIRE. 6 PPA-OUTDOOR/EVENT ALL COND INEFFECT
Smoking shall not be permitted in tents, canopies or membrane structures. Approved "No Smoking" signs shall be conspicuously posted.
Electrical wiring shall be in accordance with the National Electrical Code.
Portable fire extinguishers shall be installed in the following locations. Install a portable fire extinguisher, with a minimum rating of 2A-10BC, for every 75 feet of travel distance. Extinguishers must have current CSFM service tags affixed; or within one year of from the date of month and year of manufacture.
Membrane structures, tents or canopies shall have a permanently affixed label bearing the identification of size and fabric or material type.
Open flame or other devices emitting flame, fire or heat or

CONDITIONAL USE PERMIT Case #: CUP03156R2

Parcel: 461-110-007

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 6

PPA-OUTDOOR/EVENT ALL COND (cont.)

INEFFECT

any flammable or combustible liquids, gas, charcoal or other cooking device or any other unapproved devices shall not be permitted inside or located within 20 feet of the tent, canopy or membrane structures while open to the public unless approved by the fire code official.

All tents, canopies and membrane structures, both temporary and permanent, shall be in accordance with this section. Permanent tents, canopies and membrane structures shall also comply with the CBC code.

Portable fire extinguishers shall be provided within a 30-foot travel distance of Commercial-type cooking equipment. Extinguishers must have current CSFM service tags affixed, extinguishers shall have current certification affixed and be fully charged. Including BBQs

All decorative materials (decorations, drapes, backdrops, and props) shall be either inherently flame retardant or labeled as such or shall be treated with a flame retardant that is registered with the California State Fire Marshal.

Waste accumulation prohibited. Combustible waste material creating a fire hazard Shall not be allowed to accumulate in buildings or structures or upon premises. To include grass and weeds

There shall be trained crowd managers or crowd manager supervisors at a ratio of one crowd manager/supervisor for every 250 occupants over 1000, as approved. 403.3

Generator: a) one 40BC fire extinguisher to be at the generator location. b) no fueling of generator will be allowed during event or any time when open to the public. Fire department access path of 20 feet in width to be maintained during entire event time.

Conditions of approval may change based on Conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and Fire hazards in the structure or on the premises from occupancy or operation.

CONDITIONAL USE PERMIT Case #: CUP03156R2

Parcel: 461-110-007

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 290 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 and decomposed granite to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of nine (9) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03156R2

Parcel: 461-110-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 23 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 9.85 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03156R2

Parcel: 461-110-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - ORD 810 O S FEE

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3156R2 is calculated to be 9.85 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3156R2 has been calculated to be 9.85 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

CONDITIONAL USE PERMIT Case #: CUP03156R2

Parcel: 461-110-007

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 2 USE STREETLIGHT AUTHORIZATION RECOMMND

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.

90.TRANS. 3 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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).

90.TRANS. 5 USE - UTILITY INSTALL RECOMMND

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.

CONDITIONAL USE PERMIT Case #: CUP03156R2

Parcel: 461-110-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along Grand Avenue.
- (2) Streetlights.
- (3) Street sweeping.

90.TRANS. 7 USE - IMP PLANS

RECOMMND

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: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

90.TRANS. 8 USE - LANDSCAPING COMM

RECOMMND

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

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division;

10/15/14
12:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 25

CONDITIONAL USE PERMIT Case #: CUP03156R2

Parcel: 461-110-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - LANDSCAPING COMM (cont.) RECOMMND

or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 9 USE - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Grand Avenue.

90.TRANS. 10 USE - SIGNING & STRIPING RECOMMND

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.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 22, 2014

TO:

Riv. Co. Fire Department
Riv. Co. Building & Safety – Plan Check

Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.

3rd District Supervisor
3rd District Planning Commissioner

CONDITIONAL USE PERMIT NO. 3156R2 – CEQA Exempt – Applicant: Wild West Arena (Patricia Porter), – Engineer/Representative: Inland Valley Development Consultants – Third/Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Open Space: Recreation (OS:R) – Location: Northerly of Grand Avenue, easterly of Leon Road and westerly of Whitaker Street – 9.64 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The project proposes to renew the use of the Wild West Arena (rodeo) with an existing license for an on-site sale of alcoholic beverages.– APN: 461-110-007 – Related Cases: CUP03156 and CUP03156R1

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT Comments Agenda on December 19, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **H.P. Kang**, Project Planner, at **(951) 955-1888** or email at **hp kang@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 23, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District

P.D. Landscaping Section-Mark Hughes

CONDITIONAL USE PERMIT NO. 3156R2 – CEQA Exempt – Applicant: Wild West Arena (Patricia Porter), – Engineer/Representative: Inland Valley Development Consultants – Third/Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Open Space: Recreation (OS:R) – Location: Northerly of Grand Avenue, easterly of Leon Road and westerly of Whitaker Street – 9.64 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The project proposes to renew the use of the Wild West Arena (rodeo) with an existing license for an on-site sale of alcoholic beverages.– APN: 461-110-007 – Related Cases: CUP03156 and CUP03156R1

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on August 14, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Lisa Edwards, Project Planner**, at (951) 955-1888 or email at ledwards@rctlma.org / **MAILSTOP# 1070**.

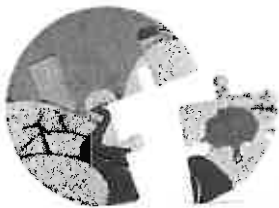
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN **RENEWAL** CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: WILD WEST ARENA (RODED) + BAR

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 5.1(C)(45)

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CU03156R2 DATE SUBMITTED: 11-12-13

APPLICATION INFORMATION

Applicant's Name: PATRICIA PORTER E-Mail: winchesterwildwest@yahoo.com

Mailing Address: P.O. BOX 142
WINCHESTER, CA 92596
City Street State ZIP

Daytime Phone No: (951) 926-4842 Fax No: (951) 917-8862

Engineer/Representative's Name: INLAND VALLEY DEVELOPMENT CONSULTANTS
31953 CASH LANE E-Mail: _____
WILDOMAR, CA 92595

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: SAMERAS ABOUS E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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 signature below 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 your application, you 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.


All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

PATRICIA PORTER 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

PATRICIA PORTER 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-110-007
Section: 21 Township: 5 S. Range: 2 W.

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 9.85

General location (nearby or cross streets): North of 9th STREET, South of HWY 74, East of _____, West of WINCHESTER ROAD

Thomas Brothers map, edition year, page number, and coordinates: PAGE 831; D4 2008

Project Description: (describe the proposed project in detail)

RENEW C.O.P. 3156 R2 WILD WEST ARENA
WINCHESTER, CA

Related cases filed in conjunction with this application:

None

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). C.O.P. 3156 R1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) miles

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3156, REVISED PERMIT NO. 2 – CEQA Exempt – Applicant: Patricia Porter – Third/Third Supervisorial District – Location: Northerly of Grand Avenue, easterly of Leon Road, and westerly of Whitaker Street, more specifically 32150 South Grand Ave – 9.85 Gross Acres – **REQUEST:** The Revised Permit to the approved Conditional Use Permit proposes to extend the permit life for the existing Wild West Rodeo Arena with an existing license for an on-site sale of alcoholic beverages. The project site currently contains an existing 1,160 sq. ft. barn, 240 sq. ft. shed, 1,480 sq. ft. barn, 1,000 sq. ft. rest room, an existing 3,000 sq. ft. caretaker's residence, 281 standard parking spaces, and 9 accessible parking spaces. The project also proposes to replace fire damaged bar with a new 5,184 sq. ft. bar and porch.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: November 5, 2014
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Damaris Abraham, Project Planner at 951-955-5719 or e-mail dabraham@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 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 Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/2/2014,

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

APN (s) or case numbers CUPO3156R2 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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.

NAME: Vinnie Nguyen

TITLE GIS Analyst

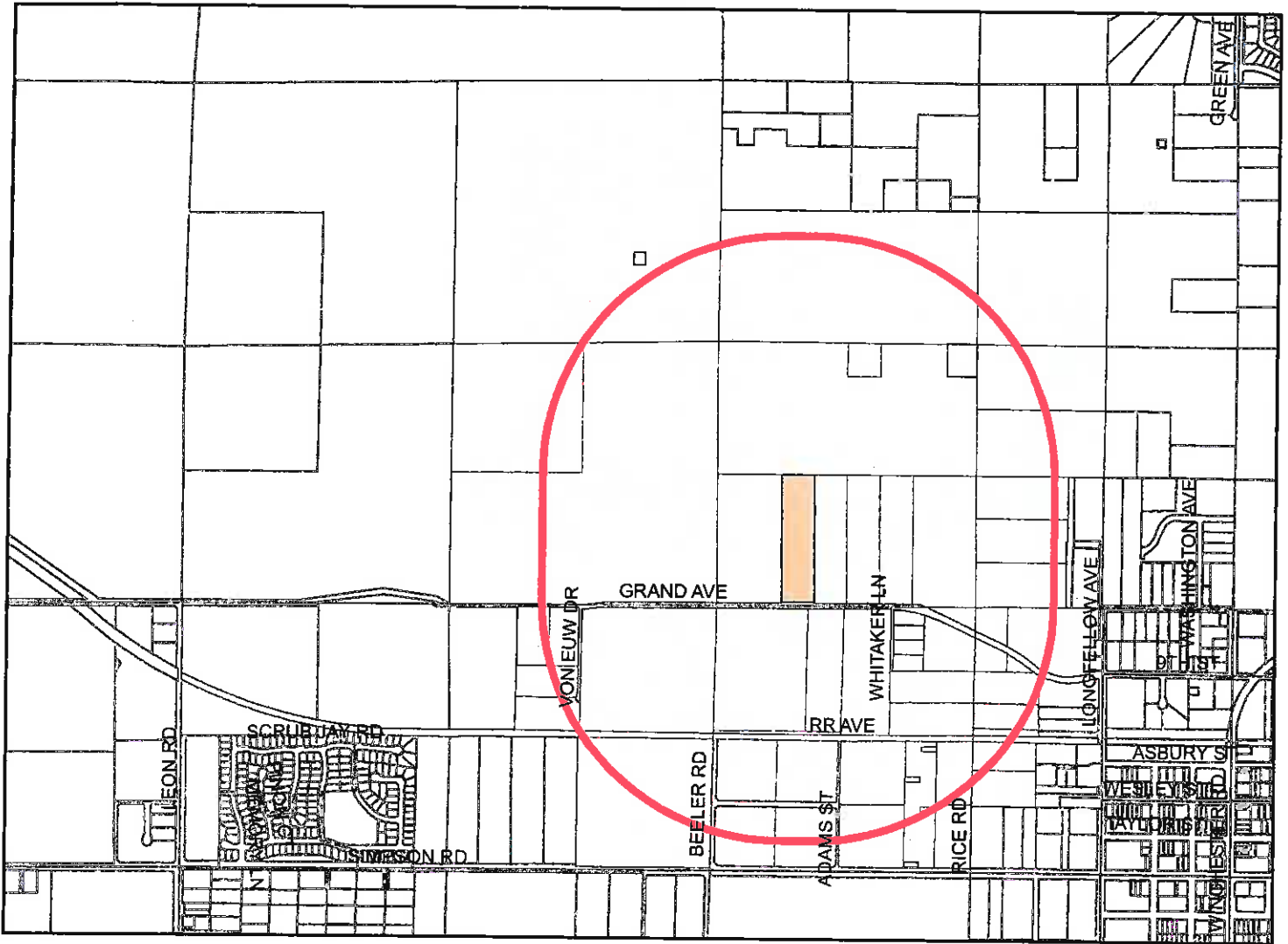
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*L. DA
copies
4/2/2015*

CUP03156R2 (2400 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 462-080-011 | 462-080-007 | 462-070-014 | 461-040-005 | 461-050-006 | 461-050-007 | 461-090-008 | 461-110-001 | 461-130-012 | 461-070-001 |
| 461-100-001 | 462-070-016 | 462-020-005 | 462-020-036 | 462-020-034 | 462-070-015 | 462-100-040 | 462-070-011 | 462-080-008 | 462-080-005 |
| 462-080-010 | 462-080-006 | 462-070-013 | 462-070-009 | 461-100-003 | 461-110-007 | 462-020-033 | 462-020-035 | 462-100-005 | 462-100-007 |
| 462-100-008 | 462-100-014 | 462-100-015 | 462-100-027 | 462-100-037 | 462-100-041 | 462-100-042 | 462-070-002 | 462-070-003 | 462-070-004 |
| 462-070-010 | 462-020-026 | 462-070-019 | 462-100-047 | 462-080-012 | 462-080-013 | 462-080-014 | 462-080-016 | 462-070-018 | 462-080-004 |
| 461-100-002 | 461-120-001 | 461-120-002 | 461-130-013 | 461-130-014 | 461-110-003 | 461-110-004 | 461-110-005 | 461-110-006 | 462-020-010 |
| 462-070-017 | 462-080-009 | | | | | | | | |



1,400 700 0 1,400 Feet

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.

ASMT: 461100001, APN: 461100001
HOLLY COMER, ETAL
7515 VICTORIA AVE
RIVERSIDE CA 92504

ASMT: 461130014, APN: 461130014
MYRNA AJA, ETAL
1151 ESPLANADE AVE
HEMET CA 92545

ASMT: 461100003, APN: 461100003
PABLO GUERRERO
5505 DUNSHEE VISTA AVE
LAS VEGAS NV 89131

ASMT: 462020010, APN: 462020010
STONE STAR RIVERSIDE
12671 HIGH BLUFF DR NO 150
SAN DIEGO CA 92130

ASMT: 461110001, APN: 461110001
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 462020035, APN: 462020035
ERIKA VONEUW, ETAL
P O BOX 369
WINCHESTER CA 92596

ASMT: 461110006, APN: 461110006
SDI COMMUNITIES
27431 ENTERPRISE CIRCLE W
TEMECULA CA 92590

ASMT: 462020036, APN: 462020036
GRAND BEELER
P O BOX 86673
SAN DIEGO CA 92138

ASMT: 461110007, APN: 461110007
PATRICIA PORTER
P O BOX 142
WINCHESTER CA 92596

ASMT: 462070009, APN: 462070009
MOON YUN
37964 PINNACLE CT
MURRIETA CA 92562

ASMT: 461120001, APN: 461120001
RUTH VEAL, ETAL
P O BOX 294
WINCHESTER CA 92596

ASMT: 462070010, APN: 462070010
RAINBOW LAND DEV
2620 JEFFERSON
RIVERSIDE CA 92504

ASMT: 461130012, APN: 461130012
EASTERN MUNICIPAL WATER DISTRICT
C/O RIGHT OF WAY DEPT
P O BOX 8300
PERRIS CA 92572

ASMT: 462070011, APN: 462070011
SALUD CASTRO, ETAL
32450 9TH ST
WINCHESTER, CA. 92596



ASMT: 462070013, APN: 462070013
MIGUEL FRAGOSO
1560 APPLE BLOSSOM
HEMET CA 92545

ASMT: 462080004, APN: 462080004
JACQUELINE MIDDLETON, ETAL
32424 SIMPSON RD
WINCHESTER, CA. 92596

ASMT: 462070014, APN: 462070014
SF RR, ETAL
C/O ROADMASTER
740 E CARNEGIE DR
SAN BERNARDINO CA 92408

ASMT: 462080005, APN: 462080005
KIM PHAM
P O BOX 793
WINCHESTER CA 92596

ASMT: 462070015, APN: 462070015
JENNIFER AHLQUIST, ETAL
26080 WHITAKER LN
WINCHESTER CA 92596

ASMT: 462080007, APN: 462080007
LENARTH PROP EAST, ETAL
7701 ETNA CIR
HUNTINGTON BEACH CA 92647

ASMT: 462070016, APN: 462070016
GARY LOVETT
28100 WHITAKER LN
WINCHESTER, CA. 92596

ASMT: 462080008, APN: 462080008
KAY STALEY
912 N GLENDORA AVE
GLENDORA CA 91741

ASMT: 462070017, APN: 462070017
MICHELE BUREN, ETAL
28150 WHITAKER LN
WINCHESTER, CA. 92596

ASMT: 462080009, APN: 462080009
TK PROP
16 VIA CORALLE
NEWPORT BEACH CA 92657

ASMT: 462070018, APN: 462070018
CAROLLANNE BETTENCOURT, ETAL
P O BOX 160
WINCHESTER CA 92596

ASMT: 462080010, APN: 462080010
MARY HENSON
160 LEONARD WAY
HEMET CA 92545

ASMT: 462070019, APN: 462070019
RIVERSIDE COUNTY TRANSPORTATION COMM
P O BOX 12008
RIVERSIDE CA 92502

ASMT: 462080011, APN: 462080011
MARY RAMIREZ, ETAL
32240 SIMPSON RD
WINCHESTER, CA. 92596



ASMT: 462080016, APN: 462080016
ROBERT BECK
6550 PONTO DR SP 21
CARLSBAD CA 92011

ASMT: 462100040, APN: 462100040
EVELYN ICENOGLE, ETAL
P O BOX 277
WINCHESTER CA 92596

ASMT: 462100042, APN: 462100042
HEATHER RHEINGANS, ETAL
P O BOX 8986
MOSCOW ID 83843

ASMT: 462100047, APN: 462100047
RIVERSIDE COUNTY TRANSPORTATION COM
PO BOX 12008
RIVERSIDE CA 92502



Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

Eastern Municipal Water District
Attn: Elizabeth Lovsted
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Applicant/Owner:
Patricia Porter
P. O. Box 142
Winchester, CA 92596

Eng-Rep:
Inland Valley Development Consultants
31953 Cash Lane
Wildomar, CA 92595

Applicant/Owner:
Patricia Porter
P. O. Box 142
Winchester, CA 92596

Eng-Rep:
Inland Valley Development Consultants
31953 Cash Lane
Wildomar, CA 92595



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: Conditional Use Permit No. 3156, Revised Permit No. 2

Project Location: In the unincorporated area of Riverside County, northerly of Grand Avenue, easterly of Leon Road, and westerly of Whitaker Street, more specifically 32150 South Grand Ave

Project Description: The Revised Permit to the approved Conditional Use Permit proposes to extend the permit life for the existing Wild West Rodeo Arena with an existing license for an on-site sale of alcoholic beverages for an additional 10 years. The project site currently contains an existing 1,160 sq. ft. barn, 240 sq. ft. shed, 1,480 sq. ft. barn, 1,000 sq. ft. rest room, an existing 3,000 sq. ft. caretaker's residence, 281 standard parking spaces, and 9 accessible parking spaces. The project also proposes to replace fire damaged bar with a new 3,456 sq. ft. modular bar with a 1,728 sq. ft. porch.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Patricia Porter, P.O. Box 142, Winchester, CA 92596

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15302)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The project has been determined to be categorically exempt from CEQA, as set forth per Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines. Section 15302 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaces and will have substantially the same purpose and capacity as the structure replaced. The project is proposing to replace fire damaged bar with a new bar on the same location which is substantially the same size, purpose, and capacity.

Damaris Abraham County Contact Person (951) 955-5719 Phone Number

Signature Title Date
Project Planner October 14, 2014

Date Received for Filing and Posting at OPR: _____

Revised: 10/14/2014: Y:\Planning Case Files-Riverside office\CUP03156R2\DH-PC-BOS Hearings\DH-PC\CUP03156R2.NOE Form.docx

Please charge deposit fee case#: ZCFG No. 6024 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1310869

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: PATRICIA PORTER \$50.00
paid by: CK 2510
EA42644
paid towards: CFG06024 CALIF FISH & GAME: DOC FEE
at parcel: 32150 GRAND AVE WINC
appl type: CFG3

By _____ Nov 12, 2013 13:02
MGARDNER posting date Nov 12, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Agenda Item No.: 4.3
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: November 5, 2014

SPECIFIC PLAN NO. 382
GENERAL PLAN AMENDMENT NO. 01013
GENERAL PLAN AMENDMENT NO. 01014
GENERAL PLAN AMENDMENT NO. 01113
CHANGE OF ZONE NO. 7775
ENVIRONMENTAL IMPACT REPORT NO. 531
Applicant: Regent French Valley, LLC
Engineer: Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

SPECIFIC PLAN NO. 382 (Belle Terre) proposes a 342.3 acre residential community development located northwest of Bachelor Mountain in the French Valley area of Riverside County. The specific plan proposes a total of 1,282 residential dwellings of varying density on a total of 170 acres. Residential density for the proposed project will range from 0.5 to 14 units per acre with an average of 3.7 dwelling units per acre. The Belle Terre Specific Plan proposes 20.6 acres for community parks and trails and 128.1 acres for open space conservation. The Belle Terre Specific Plan is divided into three portions which consist of:

- **Northeast Belle Terre:** Designated as part of the open space habitat preservation area which acts as a buffer for the planned community of the Belle Terre Specific Plan and encompasses a total of 73.2 acres. Minimal infrastructure (water tanks and access roads) may be developed on the 73.2 acre section of the project site if additional storage is needed for adequate water pressure for the proposed Belle Terre community.
- **Northwest Belle Terre:** Proposes to modify the Land Use Designation of twelve planning (12) areas of the Specific Plan which encompass a total of 215 acres. The Northwest Belle Terre planning area proposes 1,161 residential dwellings, 15 acres for recreational uses, 17 acres of open space conservation, and 33.4 acres of open space for habitat conservation. Proposed residential density for the northwest area ranges from medium high (5.1-8.0 du/ac) to high density (8.1-14 du/ac).
- **Southeast Belle Terre:** The Southeast section of the Belle Terre Specific Plan is approximately 55 acres with 20 acres planned for open space, detention basins, parks, streets, and additional infrastructure improvements. The remaining acres within the Southwest area are designated for 120 low (0.5-2 du/ac) to medium (2.1-5 du/ac) residential units.

GENERAL PLAN AMENDMENT NO. 1113 (Northwest Belle Terre) proposes to implement a portion of the Belle Terre Specific Plan and change the land use designation from Community Development-Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to the Specific Plan land use designation of Community Development-High Density Residential (CD:HDR), Community Development-Medium High Density Residential (CD:MHDR), Open Space-Recreation (OS:R), and Open Space-Conservation (OS:C).

GENERAL PLAN AMENDMENT NO. 1013 (Northeast Belle Terre) proposes a foundation level Land Use Change from Rural to Rural Community and to amend the Land Use Designation of the subject site from Rural-Rural Mountainous (R:RM) (10 Acre Minimum Lot Size) to Open Space- Conservation Habitat (OS:CH), Open Space- Recreation (OS-R) and Open Space Conservation (OS:C) and removal from the North Skinner Policy Area.

GENERAL PLAN AMENDMENT NO. 1014 (Southeast Belle Terre) proposes a foundation level change from Rural to Community Development and to amend the Land Use Designation of the subject site from Rural Mountainous (R:RM) (10 acre minimum lot size) to Community Development-Low Density Residential (CD: LDR) (1/2 Acre Minimum Lot Size), Medium Density Residential (2-5 Dwelling Units Per Acre) (CD: MDR), Open Space- Recreation/Basin (OS:R), Open Space- Conservation Habitat (OS:CH) and removal from the North Skinner Policy Area.

CHANGE OF ZONE NO. 7775 proposes to change the zoning from Residential Agricultural-2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture-5 acre minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP).

Environmental Impact Report NO. 531 has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, and rezoning approvals for the proposed residential Specific Plan.

The project is located easterly of Washington Street, southerly of Keller Road, and is intersected by the San Diego Canal.

PROJECT BACKGROUND:

General Plan Amendment (GPA) No. 1013 and GPA No. 1014 were originally proposed to the County of Riverside on February 15, 2008. The General Plan Amendments focused on revising the General Plan Foundation Component from Rural to Rural Community and to amend the Land Use Designation from Rural Mountainous (RUR:RM) to Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size).

A letter submitted by the Garrett Group dated May 6, 2010, identified that the Garrett Group had agreed upon a joint venture with Regent Properties and in doing so, the General Plan Amendment properties would be incorporated into the Regent Properties Specific Plan Proposal (Belle Terre).

On May 18, 2010, the initiation process had begun for General Plan Amendments 1013 and 1014 by the Riverside County Board of Supervisors. On May 18, 2010, the Board of Supervisors approved the initiation process for both General Plan Amendment Numbers 1013 and 1014.

ISSUES OF POTENTIAL CONCERN:

Removal from North Skinner Policy Area:

As part of the proposal for General Plan Amendment Numbers 1013 and 1014, submitted on February 15, 2008, the project applicant requested that the project site be removed from the North Skinner Policy Area of the Southwest Area Plan. The North Skinner Policy Area requires:

- A minimum lot size of 10-acres for residential development within the North Skinner Policy Area, regardless of the underlying land use. In addition, the North Skinner Policy Area requires a 5 acre minimum lot size for intended Rural Residential land uses.

In order for the change in acreage of proposed residential lots to be applicable, both General Plan Amendment Numbers 1013 and 1014 would need to be removed from the North Skinner Policy Area.

Preservation of Rural Environment:

The proposed land use designations for the Belle Terre Specific Plan consists primarily of Medium High Density Residential (MHDR) (5.1-8.0 du/ac) and High Density Residential (HDR) (8.1 to 14 du/ac). Although the proposed land use designations comply with the density requirements of the Southwest Area Plan. Land Use designations within the Southwest Area Plan focus on agriculture uses, open space conservation, and low density development. It should be noted that the project proposal intends to use 35.8 of the 342.3 acres of the project area for Low Density Residential (LDR) (0.5-2 du/ac) and Medium Density Residential (MDR) (2-5 du/ac) located in the southwest section of the project site as reflected by the Belle Terre Land Use Plan. This section of the project area will act as a buffer between the high density and open space areas of the Belle Terre Specific Plan.

Public School Capacity:

The central and northern sections of the proposed Belle Terre Specific Plan are located within Hemet Unified School District (HUSD) and the southern section is located within Temecula Valley Unified School District (TVUSD). As of August 14, 2013, classrooms within Hemet Unified School District (HUSD) were over capacity and portable classrooms were being used to resolve the issue. The original design capacity for HUSD was 20,299 students and, as of 2013, the school district had a total of 21,698 students enrolled within the district. HUSD has determined that the proposed Belle Terre project could generate upwards of 900 new students within the district. Prior to the current proposal, the Garrett Group was working with HUSD to locate a 12 acre elementary school within the project area. As of August 15, 2013, HUSD had been given the approval by the California Board of Education to continue the environmental studies to find an adequate elementary school site. In addition, there is a proposed territory transfer which would transfer the entire project from HUSD to TVUSD. The transfer is set to finalize before the 2014-2015 school year (Refer to attached Hemet Unified School District Letter).

Highway 79 Policy Area

The project is within the Highway 79 policy area. The overall density of the project is increasing. The EIR has addressed this with Mitigation measure No. k-1 which explains:

Prior to issuance of building permits, the County shall ensure compliance with the Highway 79 Condition of Approval. The allowable number of units shall be determined utilizing the ITE Trip Generation in consideration of: (a) TDM measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b), and (c). If the County establishes a fee program to achieve compliance with the Highway 79 policies, the Project Applicant may participate in such program as an alternative to compliance with the Highway 79 Condition of Approval. If the Highway 79 policies are amended, the Highway 79 condition may be amended in a corresponding fashion. If the Highway 79 policies are repealed, the Highway Condition of Approval will terminate. In any such instance, the environmental impacts of developing 1,282 units have been evaluated throughout the Belle Terre Specific Plan EIR.

Environmental Impact Report Summary of Significant Impacts:

The Draft Environmental Impact Report was circulated in September of 2014. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

- a. AQMP Consistency: Although the project would be consistent with the regional population projections, the project would be considered inconsistent with the South Coast Air Quality Management District's (SCAQMD) 2012 Air Quality Management Plan (AQMP) due to the overall

increase in units as compared to the local growth projections and existing General Plan designations.

- b. GHG Emissions: The project would incorporate numerous Greenhouse Gas emission reduction features. These features would not produce the additional 17 percent reduction in GHG emissions needed to achieve the County's recommended threshold of a 30 percent reduction in GHG emissions when compared to the BAU scenario.
- c. Noise-Traffic: The project's operational noise levels (from parking and stationary sources) would not exceed the significance thresholds. However, traffic noise levels along Washington Street from Winchester Road to Keller Road and Washington Street from Fields Drive to Keller Road to the AM and PM peak hours and along Washington Street from Fields Drive to Autumn Glen Circle during the PM peak hour would exceed the significance thresholds, and impacts would be significant and unavoidable.
- d. LOS Impacts: The traffic/circulation section of DEIR 531 analyzed 36 different intersections adjacent to the project site during weekday peak hours. Through the implementation of roadway improvements, significant impacts at the study intersections would be reduced. However, some of the intersections are not under the jurisdiction of the County, and implementation of mitigation cannot be guaranteed, the Project would result in significant unavoidable impacts at 13 intersections under the Existing-With-Project (2012) traffic condition, 18 intersections under the Near-Term (2014) Cumulative-With-Project traffic condition, and 33 intersections under the Long-Term (2014) Cumulative-With-Project traffic condition.
- e. CalTrans Facilities: The project would contribute traffic trips to significantly impacted segments of Interstate 215 (I-215), which is under the jurisdiction of CalTrans. Neither CalTrans nor the State have adopted a fee program that can ensure that locally-contributed impact fees will be tied to improvements to freeway mainlines, and only CalTrans has the jurisdiction over mainline improvements. At this time, no feasible mitigation to reduce the Project's contribution to cumulative impacts along I-215 Freeway segments is known.

Small Changes to the Specific Plan:

During the review of the Zoning Ordinance, after the Final EIR was published, the Specific Plan Land Use Plan was slightly altered for clarity. The Residential Planning areas featured numbers (such as PA1, etc.) but the open space planning areas featured the letters "OS" instead of "PA". The attached version of the Land Use Plan has been revised to reflect consistent Planning Area numbers. The Specific Plan provided was not yet revised to reflect this change partially because the change will have many small ripple effects that will take some time to complete. This will be made prior to Board or with a condition of approval to be reflected in the Final version of the Specific Plan. A table is attached outlining the change in PA nomenclature.

Summary of Findings:

1. Proposed General Plan Land Use (Ex. #5): Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space-Recreation (OS-R), Open Space-Conservation (OS-C), Open Space-Conservation Habitat (OS-CH), and Open Space-Recreation and Basin (OS-R/Basin) as reflected on the Belle Terre Specific Plan (SP) No. 382 Land Use Plan.

2. Surrounding General Plan Land Use (Ex. #5): Community Development-Low Density Residential (CD:LDR), Community Development-Medium Density Residential (CD:MDR), and Community Development-Public Facilities (CD:PF) to the west, Rural-Rural Mountainous (R:RM) (10 acre minimum lot size), and Community Development-Public Facilities (CD:PF) to the east, Community Development-Medium Density Residential (CD:MDR) (2-5 units per acre), Rural-Rural Mountainous (R:RM)(10 acre minimum lot size), and Community Development-Public Facilities (CD:PF) to the south, and Community Development-Public Facilities (CD:PF), Community Development-Low Density Residential (CD:LDR) (1/2 Acre minimum lot size), Community Development-Medium Density Residential (CD:MDR) (2-5 units per acre), and Agriculture (AG:AG) to the north.

3. Proposed/Existing Zoning (Ex. #2): Proposed zoning: Specific Plan No. 382 (SP) Belle Terre.

4. Surrounding Zoning (Ex. #2): Specific Plan (SP), Light Agriculture-10 acre minimum (A-1-10) to the north, Rural Residential (R-R) and Agriculture Poultry (A-P) to the east, One family Residential (R-1) and Agriculture Poultry (A-P) to the south, and One Family Residential (R-1), Open Area Combining Zone-Residential Development (R-5), Light Agriculture (5 acre minimum) (A-1-5), and Light Agriculture 2 ½ acre minimum (A-1-2-1/2) to the west.

5. Existing Land Use (Ex. #1): The project area is currently undeveloped

6. Surrounding Land Use (Ex. #1): To the north and south of the project area is vacant, single family residential tracts to the west, and scattered single family homes are located to the east of the project area. In addition, the San Diego Canal runs through the center portion of the project area.

7. Project Data: Total Acreage: 342.3

STAFF RECOMMENDS THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2014-009 recommending adoption of Specific Plan No. 382, General Plan Amendment No.'s 1013, 1014 and 1113 to the Board of Supervisors as outlined below; and,

STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

DENY GENERAL PLAN AMENDMENT NO. 1013 AND GENERAL PLAN AMENDMENT NO. 1014 as initiated by the Board of Supervisors; but

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 531**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures; pending final adoption of a Resolution for EIR531 and SP382; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 382**, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1013**, amending the General Plan Foundation Component of the project area from Rural to Open Space and to change the Land Use Designation of the project area from Rural Mountainous (R:RM)(10 Acre Minimum Lot Size) to a Specific Plan land use designation of Open Space- Conservation Habitat (OS:CH) and Open Space- Conservation (OS:C), and removing the project area from the North Skinner Policy Area; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1014**, amending the General Plan Foundation Component of the project area from Rural to Community Development and amending the Land Use Designation of the subject site from Rural Mountainous (R: RM)(10 acre minimum lot size) to a Specific Plan land use designation of Low Density Residential (LDR)(1/2 Acre Minimum Lot Size), Medium Density Residential (CD:MDR)(2-5 Dwelling Units Per Acre), Open Space- Conservation Habitat (OS:CH) and Open Space- Recreation/Basin (OS:R), and removing the project area from the North Skinner Policy Area; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1113**, amending the Land Use Designation from Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to a Specific Plan land use designation of High Density Residential (CD:HDR), Medium High Density Residential (CD:MHDR), Open Space-Recreation (OS:R), Open Space- Conservation Habitat (OS:CH), and Open Space-Conservation (OS:C); and,

TENTATIVE APPROVAL OF CHANGE OF ZONE NO. 7775 amending the zoning classification of the project site from Residential Agricultural-2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture-5 acre minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached Draft Environmental Impact Report No. 531, which is incorporated herein by reference.

1. The project site is currently designated Rural Mountainous (R:RM) and Community Development: Medium Density Residential (CD:MDR), on the Southwest Area Plan.
2. The Land Uses on surrounding parcels are Community Development-Low Density Residential (CD:LDR), Community Development-Medium Density Residential (CD:MDR), and Community Development-Public Facilities (CD:PF) to the west, Rural-Rural Mountainous (R:RM)(10 acre minimum lot size), and Community Development-Public Facilities (CD:PF) to the east, Community Development-Medium Density Residential (CD:MDR) (2-5 units per acre), Rural-Rural Mountainous (R:RM) (10 acre minimum lot size), and Community Development-Public Facilities (CD:PF) to the south, and Community Development-Public Facilities (CD:PF), Community Development-Low Density Residential (CD:LDR) (1/2 Acre minimum lot size), Community Development-Medium Density Residential (CD:MDR) (2-5 units per acre), and Agriculture (AG:AG) to the north.
3. By removing the project area from the Skinner Policy Area, the proposed project is consistent with the Southwest Area Plan.
4. The following findings support General Plan Amendment No. 1013:
 - a. General Plan Amendment No. 1013 does not involve a change in or conflict with:
 - I. the Riverside County Vision;
 - II. any general planning principle set forth in General Plan Appendix B;
 - III. or any foundation component designation in the General Plan.

Chapter IV.K of the Draft EIR (Land Use and Planning) analyzed the Project's consistency with applicable policies in the General Plan. Based on analysis in Draft EIR Table IV.K-3, the Project would be consistent with the applicable General Plan goals and policies.

Specifically, the Project is consistent with the vision for Riverside County as a "family of special communities in a remarkable environmental setting, as articulated in the General Plan Vision Statement." (General Plan, p. V-3). The Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Other Project attributes include the following:

- Land consumption has been minimized as a result of a clustered, more compact development pattern.
- The clustered development would result in higher densities, up to 14 units per acre on the Northwestern Site, and more varied housing types than what is typically found in French Valley.
- The Project will provide a wide range of pedestrian trails and interconnectivity.

Further, the Project is consistent with the planning principles in General Plan Appendix B for the reasons included in Draft EIR Table IV.K-3.

Finally, General Plan Amendment No. 1013 does not involve a conflict in any foundation component designation as the existing foundation component designation of Rural will remain unchanged.

- b. General Plan Amendment No. 1013 would contribute to the purposes of the General Plan. As noted above, the Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Specifically, since the MSHCP designated portions of the property within Criteria Cell "S," the current proposal to preserve the Northeastern Site as open space will help the County achieve its MSHCP conservation goals. Finally, the Project is consistent with the purposes of the General Plan as analyzed in Draft EIR Table IV.K-3.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
 - I. Since the adoption of the General Plan, new residential developments and associated infrastructure have been constructed and approved on the properties adjacent to the Project Site. New residential developments on the western boundary of the Project Site have been approved and constructed since 2003. These subdivision tracts include the following:
 - The tract south of Brumfield St. and north of Cottonwood Rd. (# 29017, part of SP 286) was fully built out by August of 2006:
 - The tract south of Cottonwood Rd. (TR 30069) was partially complete in January of 2007, and has remained relatively unchanged since then.
 - The tract north of Brumfield St. (TR 29962) was fully built out by June of 2009.

Road, water and sewer improvements were built in conjunction with these developments. Additionally, Tentative Tract 30837, a residential subdivision to the south of the Project Site, was approved in October of 2004, although it has not yet been constructed. Tentative Tract Map 33423, located directly to the west of the Site, was approved with 132 single family lots in 2006. Both projects are being designed now and will be constructed as soon as designs are approved and bonds are posted.

GPA 1013 would allow the Project to be planned in a comprehensive manner with clustered development such that the land uses and development intensity proposed for the Northwestern and Southeastern Sites would be an appropriate transition from the residential uses to the west, while preserving property within the Northeastern Site to buffer the more rural areas located to the east of the Project Site.

- ii. New information about the Project Site's characteristics and the propriety of a specific plan, including the proposal to preserve the riparian corridor, has emerged since the General Plan was adopted. As background, the General Plan recognized that "specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development." (Southwest Area Plan, p. 32)

A detailed examination of the Project Site has revealed valuable information about the site's physical characteristics. The land plan created as a result of the site-specific analysis would cluster development to provide substantial new local and regional benefits as well as protect natural resources. Specifically, an east-west riparian corridor has been identified and analyzed within the Project Site. The Specific Plan would preserve this corridor in order to ensure protection of habitat and the wildlife travel route as well as to provide trails and passive recreational opportunities. More generally, the Northeastern Site property subject to GPA 1013 would be preserved for open space. Development density would be clustered on the Northwestern and Southeastern Sites where topography and access are most suitable for development. In order to do so, a specific plan is necessary to implement the plan. The specific plan would allow for a comprehensive plan that would help achieve the County's vision of coordinated communities surrounded by aesthetically pleasing settings. Accordingly, the detailed analysis of the Project Site's resources and the propriety of a specific plan constitute new information that has emerged since the General Plan was adopted, thereby warranting GPA 1013.

- iii. Further, while the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) had been adopted by the County as of the adoption of the General Plan, it had not received approval by other jurisdictions and the wildlife agencies (Southwest Area Plan, p. 57). Since the adoption of the General Plan, the MSHCP has received full approval, further solidifying its status as the controlling habitat conservation plan. The Specific Plan proposes to preserve the Northeastern Site as open space, in contrast to prior development plans which proposed some amount of development on this parcel. The proposal to preserve the Northeastern Site is possible only with the adoption of the specific plan to cover all three sites. Since the MSHCP designated portions of the property within Criteria Cell "S," the current proposal to preserve this Northeastern Site as open space will help the County achieve its MSHCP conservation goals, and is, therefore, a new circumstance that warrants adoption of GPA 1013.

5. The following findings support General Plan Amendment No. 1014:

a. The following findings support a Technical Amendment:

- I. General Plan Amendment No. 1014 would not change any policy direction or intent of the General Plan. As discussed above, Chapter IV.K of the EIR (Land Use and Planning) analyzed the Project's consistency with applicable policies in the General Plan. Based on analysis in Draft EIR Table IV.K-3, the Project would be consistent with the applicable General Plan goals and policies.

Specifically, the Project is consistent with the vision for Riverside County as a family of special communities in a remarkable environmental setting, as articulated in the General Plan Vision Statement (General Plan, p. V-3). The Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision.

- II. The existing land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan. When the General Plan was last updated in 2003, large areas of land were designated as Rural: Rural Mountainous based on a belief that topography consisted of slopes greater than 25%. (See General Plan, p. LU-48) The designation was also imposed to areas completely or partially surrounded by slopes greater than 25% that do not have county-maintained access to access to community sewer and water systems. The property subject to General Plan Amendment No. 1014 was designated as Rural: Rural Mountainous without regard for its true characteristics. Specifically, the Southeastern Site does not consist of slopes greater than 25% and therefore the designation was based on inaccurate information and warrants a technical amendment. In fact, the average slopes of the Project Site are approximately 2-3%. Slopes on the Southeastern Site, the property subject to this amendment, are less than 20% (Specific Plan, Chapter 3). Further, the Southeastern Site property subject to this amendment is accessed and served by sewer and water systems to the west of the site.

b. The following findings support an Entitlement/Policy Amendment:

- I. General Plan Amendment No. 1014 does not involve a change in or conflict with:
 - a. the Riverside County Vision;
 - b. any general planning principle set forth in General Plan Appendix B;
 - c. or any foundation component designation in the General Plan;

Chapter IV.K of the EIR (Land Use and Planning) analyzed the Project's consistency with applicable policies in the General Plan. Based on analysis in Draft EIR Table IV.K-3, the Project would be consistent with the applicable General Plan goals and policies.

Specifically, the Project is consistent with the vision for Riverside County as a family of special communities in a remarkable environmental setting, as articulated in the General Plan Vision Statement (General Plan, p. V-3). The

Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Other Project attributes include the following:

- Land consumption has been minimized as a result of a clustered, more compact development pattern.
- The clustered development would result in higher densities, up to 14 units per acre on the Northwestern Site, and more varied housing types than what is typically found in French Valley.
- The Project will provide a wide range of pedestrian trails and interconnectivity.

Further, the Project is consistent with the planning principles in General Plan Appendix B for the reasons included in Draft EIR Table IV.K-3.

Finally, General Plan Amendment No. 1014 does not involve a conflict in any foundation component designation as the technical amendment addresses the error in designation in the 2003 General Plan.

- II. The General Plan Amendment No. 1014 would contribute to the purposes of the General Plan. As noted above, the Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Finally, the Project is consistent with the purposes of the General Plan as analyzed in Draft EIR Table IV.K-3.
- III. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
 - i. Since the adoption of the General Plan, new residential developments and associated infrastructure have been constructed and approved on the properties adjacent to the Project Site. New residential developments on the western boundary of the Project Site have been approved and constructed since 2003. These subdivision tracts include the following:
 - The tract south of Brumfield St. and north of Cottonwood Rd. (# 29017, part of SP 286) was fully built out by August of 2006.
 - The tract south of Cottonwood Rd. (TR 30069) was partially complete in January of 2007, and has remained relatively unchanged since then.
 - The tract north of Brumfield St. (TR 29962) was fully built out by June of 2009.

Road, water and sewer improvements were built in conjunction with these developments. Additionally, Tentative Tract 30837, a residential

subdivision to the south of the Project Site, was approved in October of 2004, although it has not yet been constructed. Tentative Tract Map 33423, located directly to the west of the Site, was approved with 132 single family lots in 2006. Both projects are being designed now and will be constructed as soon as designs are approved and bonds are posted.

GPA 1014 would allow the Project to be planned in a comprehensive manner with clustered development such that the land uses and development intensity proposed for the Northwestern and Southeastern Sites would allow for an appropriate transition from the residential uses to the west, while preserving property within the Northeastern Site to buffer the more rural areas located to the east of the Project Site.

- ii. New information about the Project Site's characteristics and the propriety of a specific plan, including the proposal to preserve the riparian corridor, has emerged since the General Plan was adopted. The General Plan recognized that "specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development." (Southwest Area Plan, p. 32)

A detailed examination of the Project Site has revealed valuable information about the site's physical characteristics. The land plan created as a result of the site-specific analysis would cluster development to provide substantial new local and regional benefits as well as protect natural resources. Specifically, an east-west riparian corridor has been identified and analyzed within the Project Site. The Specific Plan would preserve this corridor in order to ensure protection of habitat and the wildlife travel route as well as to provide trails and passive recreational opportunities. Development density would be clustered on the Northwestern and Southeastern Sites where topography and access are most suitable for development in order to preserve property in the Northeastern Site. In order to do so, a specific plan is necessary to implement the plan. The specific plan would allow for a comprehensive plan that would help achieve the County's vision of coordinated communities surrounded by aesthetically pleasing settings. Accordingly, the detailed analysis of the Project Site's resources and the propriety of a specific plan constitute new information that has emerged since the General Plan was adopted, thereby warranting GPA 1014.

- iii. Further, while the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) had been adopted by the County as of the adoption of the General Plan, it had not received approval by other jurisdictions and the wildlife agencies (Southwest Area Plan, p. 57). Since the adoption of the General Plan, the MSHCP has received full approval,

further solidifying its status as the controlling habitat conservation plan. The Specific Plan proposes to preserve the Northeastern Site as open space, in contrast to prior development plans which proposed some amount of development on this parcel. The proposal to preserve the Northeastern Site is possible only with the adoption of the specific plan to cover all three sites. Since the MSHCP designated portions of the property within Criteria Cell "S," the current proposal to preserve this Northeastern Site as open space will help the County achieve its MSHCP conservation goals, and is, therefore, a new circumstance that warrants adoption of GPA 1014.

6. The following findings support General Plan Amendment No. 1113:

- a. General Plan Amendment No. 1113 does not involve a change in or conflict with:
 1. the Riverside County Vision;
 2. any general planning principle set forth in General Plan Appendix B;
 3. or any foundation component designation in the General Plan.

Chapter IV.K of the EIR (Land Use and Planning) analyzed the Project's consistency with applicable policies in the General Plan. Based on analysis in Draft EIR Table IV.K-3, the Project would be consistent with the applicable General Plan goals and policies.

Specifically, the Project is consistent with the vision for Riverside County as a family of special communities in a remarkable environmental setting, as articulated in the General Plan Vision Statement (General Plan, p. V-3). The Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Other Project attributes include the following:

- Land consumption has been minimized as a result of a clustered, more compact development pattern.
- The clustered development would result in higher densities, up to 14 units per acre on the Northwestern Site, and more varied housing types than what is typically found in French Valley.
- The Project will provide a wide range of pedestrian trails and interconnectivity.

Further, the Project is consistent with the planning principles in General Plan Appendix B for the reasons included in Draft EIR Table IV.K-3.

Finally, General Plan Amendment No. 1113 does not involve a conflict in any foundation component designation as the existing foundation designation of Community Development will remain unchanged.

- b. General Plan Amendment No. 1113 would contribute to the purposes of the General Plan. As noted above, the Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Specifically, since the MSHCP designated portions of the property within Criteria Cell "S," the current proposal to preserve the Northeastern Site as open space will help the County achieve its MSHCP conservation goals. Finally, the Project is consistent with the purposes of the General Plan as analyzed in Draft EIR Table IV.K-3.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
1. Since the adoption of the General Plan, new residential developments and associated infrastructure have been constructed and approved on the properties adjacent to the Project Site. New residential developments on the western boundary of the Project Site have been approved and constructed since 2003. These subdivision tracts include the following:
 - The tract south of Brumfield St. and north of Cottonwood Rd. (# 29017, part of SP 286) was fully built out by August of 2006.
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Road, water and sewer improvements were built in conjunction with these developments. Additionally, Tentative Tract 30837, a residential subdivision to the south of the Project Site, was approved in October of 2004, although it has not yet been constructed. Tentative Tract Map 33423, located directly to the west of the Site, was approved with 132 single family lots in 2006. Both projects are being designed now and will be constructed as soon as designs are approved and bonds are posted.

GPA 1113 would allow the Project to be planned in a comprehensive manner with clustered development such that the land uses and development intensity proposed for the Northwestern and Southeastern Sites would be an appropriate transition from the residential uses to the west, while preserving property within the Northeastern Site to buffer the more rural areas located to the east of the Project Site.
 - ii. New information about the Project Site's characteristics and the propriety of a specific plan, including the proposal to preserve the riparian corridor, has emerged since the General Plan was adopted. As background, the General Plan recognized that "specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and

individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development." (Southwest Area Plan, p. 32)

A detailed examination of the Project Site has revealed valuable information about the site's physical characteristics. The land plan created as a result of the site-specific analysis would cluster development to provide substantial new local and regional benefits as well as protect natural resources. Specifically, an east-west riparian corridor has been identified and analyzed within the Project Site. The Specific Plan would preserve this corridor in order to ensure protection of habitat and the wildlife travel route as well as to provide trails and passive recreational opportunities. More generally, the property subject to GPA 1113 would be preserved for open space. Development density would be clustered on the Northwestern and Southeastern Sites where topography and access are most suitable for development. In order to do so, a specific plan is necessary to implement the plan. The specific plan would allow for a comprehensive plan that would help achieve the County's vision of coordinated communities surrounded by aesthetically pleasing settings. Accordingly, the detailed analysis of the Project Site's resources and the propriety of a specific plan constitute new information that has emerged since the General Plan was adopted, thereby warranting GPA 1113.

- iii. Further, while the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) had been adopted by the County as of the adoption of the General Plan, it had not received approval by other jurisdictions and the wildlife agencies. (Southwest Area Plan, p. 57) Since the adoption of the General Plan, the MSHCP has received full approval, further solidifying its status as the controlling habitat conservation plan. The Specific Plan proposes to preserve the Northeastern Site as open space, in contrast to prior development plans which proposed some amount of development on this parcel. The proposal to preserve the Northeastern Site is possible only with the adoption of the specific plan to cover all three sites. Since the MSHCP designated portions of the property within Criteria Cell "S," the current proposal to preserve this Northeastern Site as open space will help the County achieve its MSHCP conservation goals, and is, therefore, a new circumstance that warrants adoption of GPA 1113.

- 7. To the north and south of the project area the property is vacant, single family residential tracts to the west, and scattered single family homes are located to the east of the project area. In addition, the San Diego Canal runs through the center portion of the project area.
- 8. The proposed zoning for the project area is Specific Plan (SP).

9. The proposed project is located adjacent to existing and planned residential developments to the north, west, and southwest of the site. To the west and southwest of the project site is Winchester 1800 (SP 286), to the north is Domenigoni-Barton (SP 310), and to the west and across Highway 79 is the Keller Crossing Specific Plan (SP 380).
10. Zoning surrounding the site includes Specific Plan (SP), Light Agriculture-10 acre minimum (A-1-10) to the north, Rural Residential (R-R) and Agriculture Poultry (A-P) to the east, One family Residential (R-1) and Agriculture Poultry (A-P) to the south, and One Family Residential (R-1), Open Area Combining Zone-Residential Development (R-5), Light Agriculture (5 acre minimum) (A-1-5), and Light Agriculture 2 ½ acre minimum (A-1-2-1/2) to the west.
11. The project is located within Cell 5279 Independent-SU2 French Valley/Lower Sedco Hills, Cell 5278 S, Cell 5274 S, Cell 5373 S, and Cell 5471 S-SU4 Cactus Valley/SWRC-MSR/Johnson Ranch of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed project is consistent with the cell designations as outlined by the Biological Resources Section of EIR 531. In addition, the applicant intends to dedicate 106.6 acres for Open Space-Conservation Habitat as part of the MSHCP habitat conservation plan.
12. The project area is not located within a Sphere of Influence.
13. The land division is located in a California State Responsibility Area.
14. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of pad site, requiring that the site has fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall be covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
15. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
16. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Most potentially significant effects have been adequately analyzed in the Environmental Impact Report (531) pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures as identified in the Draft EIR and Final EIR:

Air Quality - Impact IV.D.-b [Operational Emissions]

The Project's potential to violate air quality standards is described on Draft EIR pages IV.D-20 through IV.D-24. All feasible mitigation has been adopted. As shown on Draft EIR Table IV.D-9, area source and energy source mitigation measures would reduce criteria pollutant emissions. However, impacts related to emissions of VOC, NO_x, and CO would remain significant and unavoidable.

Air Quality- [AQMP Consistency]

The Project's consistency with the Air Quality Management Plan is described on Draft EIR pages IV.D-26 through IV.D.28. In short, although the Project is consistent with regional population projections, it is considered inconsistent with the SCAQMD's 2012 AQMP due to the increase in units as compared to the local growth projections and existing General Plan designations. Therefore, the Project would have a significant and unavoidable cumulative effect on regional air pollution. All feasible mitigation has been adopted. However, impacts related to AQMP consistency would remain significant and unavoidable.

Greenhouse Gas Emissions - Impact IV.H-a [Greenhouse Gas Emissions]

The Project's contribution of greenhouse gas emissions is discussed on Draft EIR pages IV.H-22 through IV.G-29. It is noted that if the Highway 79 policies remain in effect in their current form, the number of trips associated with the Project would be limited to 6,892 trips unless transportation improvements are implemented. Limiting to 6,892 trips, which is the number of trips associated with a 724-unit project under the "Highway 79 Policy Area Mid-Range Density," would reduce the number of associated GHG emissions to 20,895 metric tons per year, a 50.8 percent reduction from BAU. Nonetheless, environmental impacts associated with 1,282 units proposed in the Specific Plan have been evaluated in the EIR for the purpose of a conservative analysis. Although the Project has incorporated numerous sustainability and design features to help GHG emission reduction features (refer to Draft EIR pages IV.H-25-IV.H-29), and further memorialized as Mitigation Measures H-1 and H-2, the Project would not produce the additional 17 percent reduction in GHG emissions needed to achieve the County's recommended threshold of a 30 percent reduction in GHG emissions when compared to the BAU scenario that assumes 1,182 units (i.e., the number of units allowed under the existing General Plan). (Note that when the Project's emissions are compared against a BAU project of the same size [i.e., 1,282 units], the BAU scenario would produce approximately 48,547 metric tons per year, resulting in a 23 percent reduction from that scenario.) Ultimately, significant further reductions in mobile and energy sources would be needed to achieve the 30 percent reductions recommended in the County's Standard Operating Procedure (SOP). Those further reductions would require implementation of mitigation measures that are not considered feasible for this type of residential project at this time. Emissions from vehicle exhaust are controlled by the state and federal governments and are outside the control of the Project applicant and the County. Similarly, the County has no jurisdiction to control the climate change impacts of projects outside its boundaries. So long as levels of GHG emissions in the atmosphere are generally at levels that create adverse impacts (i.e., climate change), the emissions of a particular project, even if not significant in terms of thresholds, may nonetheless contribute to an adverse, unavoidable impact because other projects do not meet such standards and because other actors (e.g., state and federal government actors) may not take action to reduce emissions from mobile sources. As a result, the Project's contribution of mobile source emissions to global climate change would be considered cumulatively considerable.

Noise - Impact IV.L-d [Permanent Increase in Ambient Noise Levels]

The Project's potential to result in a substantial permanent increase in ambient noise levels is discussed on Draft EIR pages IV.L-21 through IV.L-24. With the exception of noise impacts associated with traffic, the Project's operational noise levels (from parking and stationary sources) would not exceed the significance thresholds. However, traffic noise levels along Washington Street from Winchester Road to Keller Road and Washington Street from Fields Drive to Keller Road to the AM and PM peak hours and along Washington Street from Fields Drive to Autumn Glen Circle during the PM peak hour would exceed the significance thresholds, and impacts would be significant and unavoidable.

Transportation - Impact IV.O-a [Conflict with Plan, Ordinance or Policy Establishing Standards for Circulation System]

The Project's potential to 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 is discussed on Draft EIR pages IV.O-38 through IV.O-71. As discussed in the Draft EIR, the Project would generate traffic that would exceed the significance thresholds for intersections and roadway segments. Implementation of roadway improvements would reduce the impacts to less than significant. However, some of the impacted intersections fall within other jurisdictions (other than the County). Because the County cannot enforce implementation of the improvements at these intersections, impacts at these intersections and roadway segments would remain significant and unavoidable.

CONCLUSIONS:

1. The Belle Terre Specific Plan (SP) No. 382 is in conformance with the Specific Plan Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
6. The proposed project will have a significant affect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
 - a. French Valley Airport Influence Area;
 - b. Community Service Area;
 - c. High Fire Area;
 - d. City Sphere of Influence;

3. The project site is located within:
 - a. The Southwest Area Plan;
 - b. Stephen's Kangaroo Rat Habitat Conservation Fee Area;
 - c. French Valley Park and Landscape Maintenance District annexation;
 - d. The boundaries of Hemet and Temecula Valley School District;
 - e. A MSHCP Fee Area (Ordinance No. 810);
 - f. State Responsibility Fire Area;
 - g. In or partially within SKR Fee Area (Ordinance No. 663.10);
 - h. In or partially within West T.U.M.F Fee Area (Ordinance No. 824);
 - i. A very low, low, and moderate liquefaction zone;
 - j. A 100-year flood plain, an drainage plain, or dam inundation area;
 - k. Riverside County Flood Control District; and
 - l. Eastern Municipal Water District.

The subject site is currently designated as Assessor's Parcel Number : 472-170-001, 472-170-003, 472-170-008, 472-180-001, 472-180-003, 472-200-002, 476-010-040, and 476-010-045.

Updated PA Numbers (OS-C grouped)

Original Planning Area #	Revised Planning Area #	Land Use Designation	Gross Acres	Land Use Designation and Gross Acres Same as Original?
PA-1	PA-1	MHDR	32.8	Yes
PA-2	PA-2	HDR	14.0	Yes
PA-3	PA-3	MHDR	14.0	Yes
PA-4	PA-4	MHDR	14.5	Yes
PA-5	PA-5	OS-R	2.7	Yes
PA-6	PA-6	MHDR	6.3	Yes
PA-7	PA-7	MHDR	13.7	Yes
PA-8	PA-8	OS-R	9.5	Yes
PA-9	PA-9	MHDR	7.7	Yes
PA-10	PA-10	MHDR	23.4	Yes
PA-11	PA-11	MHDR	3.5	Yes
PA-12	PA-12	MHDR	5.2	Yes
PA-13	PA-13	MDR	16.6	Yes
PA-14	PA-14	LDR	19.2	Yes
PA-15	PA-15	OS-R/BASIN	10.5	Yes
OS-1	PA-16A	OS-C	2.7	Yes
OS-2	PA-16B	OS-C	5.6	Yes
OS-3	PA-17	OS-CH	69.0	Yes
OS-4	PA-18	OS-CH	31.6	Yes
OS-5	PA-16C	OS-C	1.8	Yes
OS-6	PA-16D	OS-C	2.4	Yes
OS-7	PA-19	OS-CH	1.8	Yes
OS-8	PA-16E	OS-C	4.8	Yes
OS-9	PA-20	OS-CH	1.3	Yes
OS-10	PA-21	OS-CH	2.9	Yes
OS-11	PA-16F	OS-C	4.2	Yes

RESOLUTION No. 2014-009
RECOMMENDING ADOPTION OF
SPECIFIC PLAN NO. 382, GPA1013, 1014, and 1113

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on November 5, 2014, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on November 5, 2014, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the environmental document, EIR 531;

APPROVAL of Specific Plan No. 382;

APPROVAL of General Plan Amendment No. 01013;

APPROVAL of General Plan Amendment No. 01014; and,

APPROVAL of General Plan Amendment No. 01113.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07775 SP0382 GPA01113 GPA01013 GPA01014
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 09/02/2014
 Vicinity Map



Author: Vinnie Nguyen

Zoning Area: Rancho California



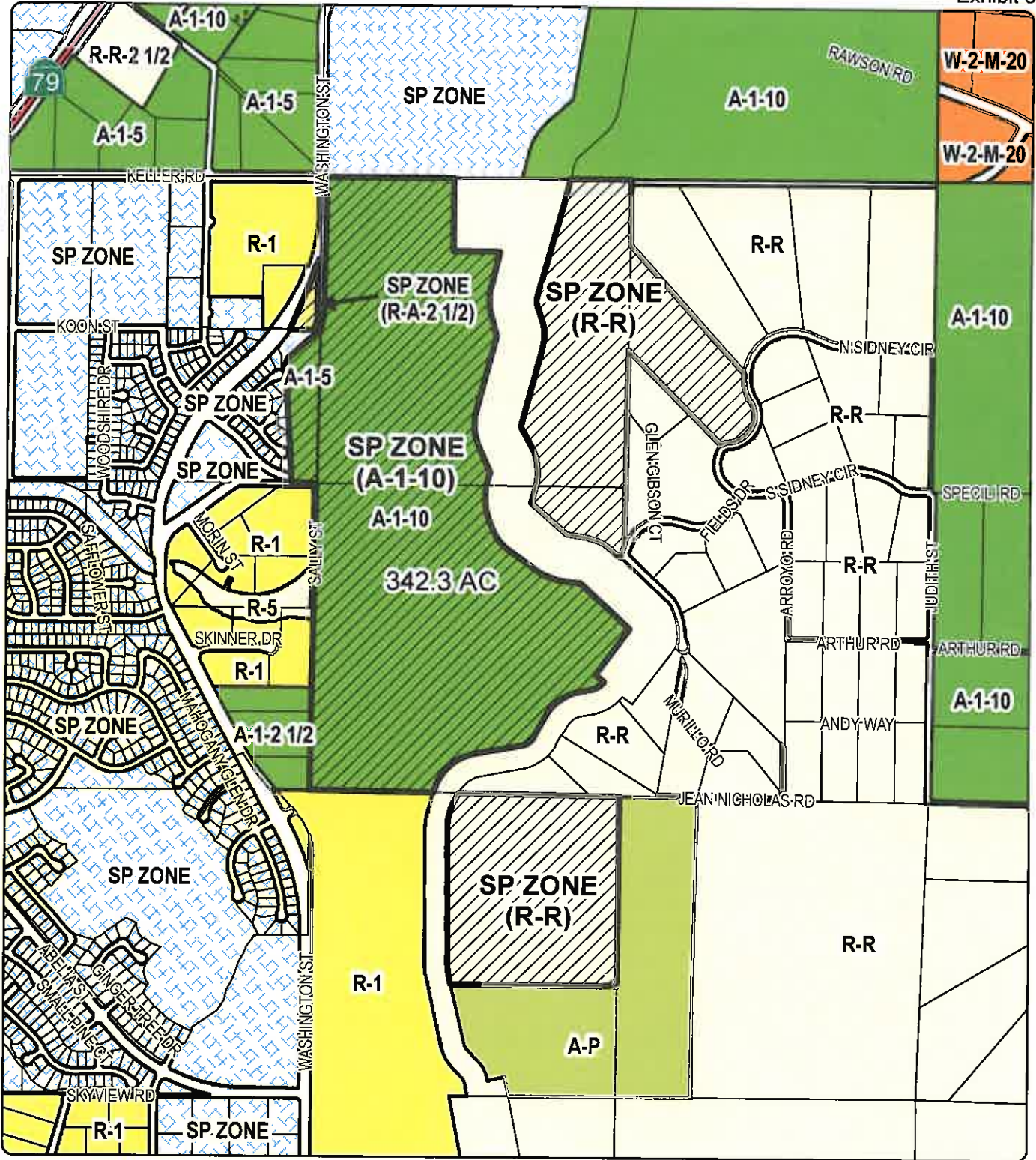
DISCLAIMER: On October 9, 2008, the County of Riverside adopted its General Plan providing the land use designations for unincorporated Riverside County territory. The Local General Plan may contain different type of land use designations. The information shown on this map is for informational purposes only and does not constitute an official map of the County Planning Department. Users in Riverside or participating member County Planning Departments (760)835-8277, (951)835-8277 or Website: <http://www.riversidecounty.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07775 SP0382 GPA01113 GPA01013 GPA01014

Supervisor Stone
 District 3

PROPOSED ZONING

Date: 09/02/2014
 Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



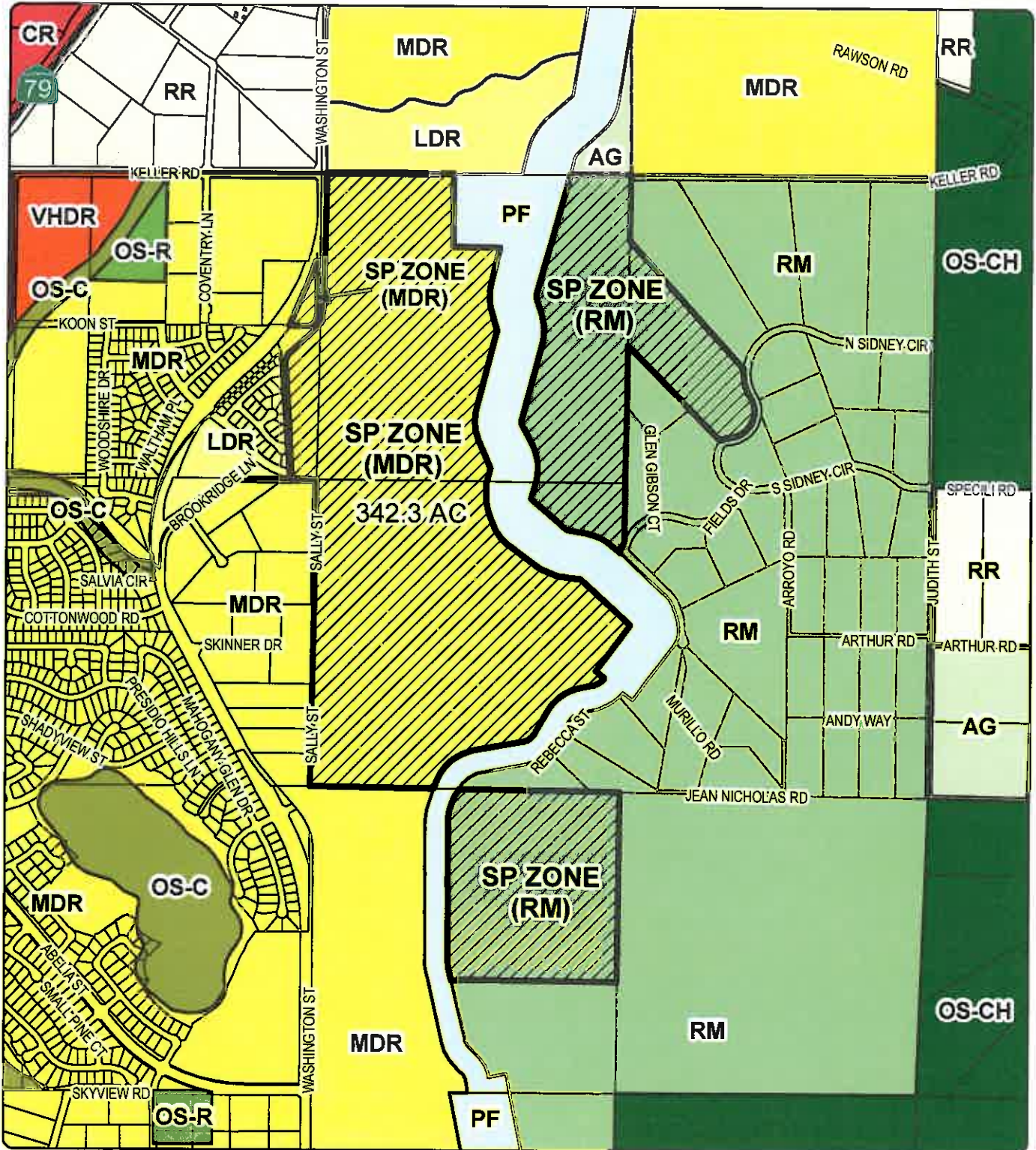
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)965-9200 (Western County) or in Palm Desert at (760)865-8277 (Eastern County) or Website <http://planning.rcjpa.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07775 SP0382 GPA01113 GPA01013 GPA01014

Supervisor Stone
 District: 3

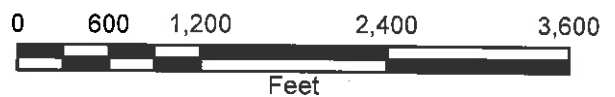
EXISTING GENERAL PLAN

Date: 09/02/2014
 Exhibit 6



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://planning.rcfdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07775 SP0382 GPA01113 GPA01013 GPA01014

Supervisor Stone
 District 3

LAND USE

Date: 09/02/2014
 Exhibit 1

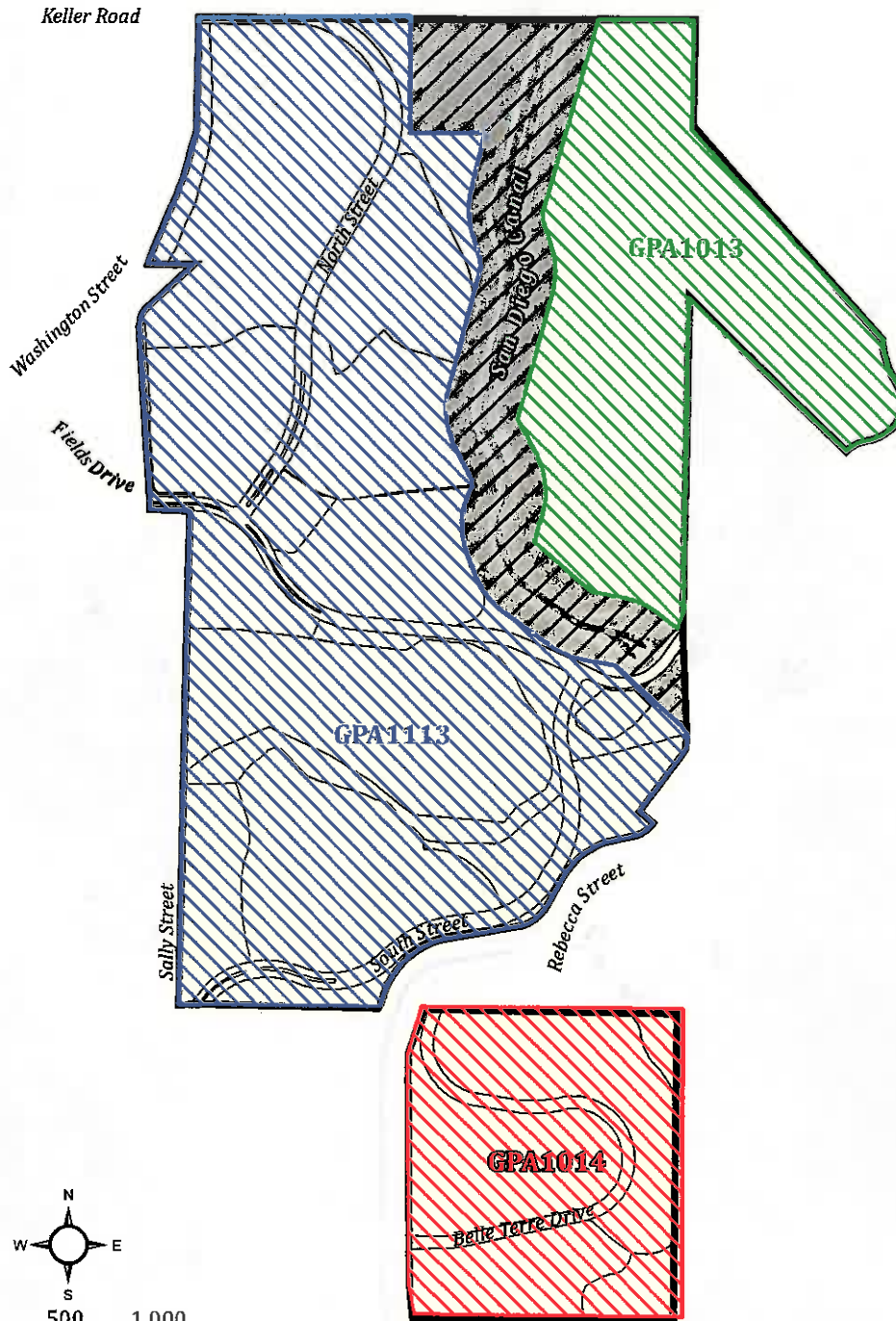


Zoning Area: Rancho California

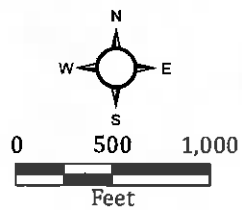
Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website: <http://Planning.rcdms.org>



- Project Boundary
- Planning Areas
- Not a Part
- General Plan Amendments**
- GPA1013 (73.6 ac)
- GPA1014 (55.2 ac)
- GPA1113 (213.5 ac)



Source: County of Riverside, 2012; ESRI Imagery, 2010.

Figure III-6

General Plan Amendments

CASE: GPA1013, 1014&1113
DATE: 7/25/13
PLANNER: M. STRAITE



III Project Summary

1.0 Introduction

"Belle Terre" is French for beautiful land. The Belle Terre Specific Plan outlines a 342.3-acre residential community located on the north western edge of Bachelor Mountain in the French Valley area of Riverside County, an urbanizing part of French Valley.

This residential community is planned to provide a wide range of home types for a broad spectrum of potential homebuyers which may also include young professionals, first time home buyers, and active adults.

2.0 Project Description

The Belle Terre Specific Plan establishes a residential community of up to 1,282 homes in varying densities from 0.5 to 14.0 dwelling units per acre, with an overall gross density of 3.7 dwelling units per acre. As elaborated further in Section V-Introduction, the Belle Terre Land Use Plan is based on three principles of planning:

- ❖ Clustered Development
- ❖ Protection of Natural Resources
- ❖ Buffering along Project Boundaries

Based on these planning principles, the Belle Terre Land Use Plan can be further described as being comprised of three distinct portions, namely: (1) the northeast portion, east of the San Diego Canal; (2) the northwest portion, northwest of the San Diego Canal; and (3) the southeast portion, southeast of the San Diego Canal.

As shown in **Figure A-1-1, Land Use Plan**, Belle Terre is planned to provide up to 1,282 dwelling units of varying densities, recreational areas, open spaces, streets and other infrastructure. The homes are clustered on 170-acres (49% of the total site) providing homes ranging from low-to-high densities. Community parks and trails are planned over 20.6 acres. Parks planned for the community include an active park that may include a community clubhouse, if the active adult option is implemented (as further described in Section 1.0 Land Use Plan), to a linear park with a trail and possibly a dog run/park, and small neighborhood parks.

The provision of open space is a major element of the Belle Terre Land Use Plan. Approximately 150.8 acres or 45.2 percent of the total plan acreage within Belle Terre is planned for one of four classifications for open space; Open Space-Recreation; Open Space-Recreation/Basin; Open Space-Conservation; and Open Space-Conservation Habitat. **Figure A-1-1-Land Use Plan** and **Table III-1, Land Use Summary** provides the land plan and summary of the land uses for Belle Terre.

Streets provide connectivity within Belle Terre and to the immediate surroundings. To enhance this functionality of the Land Use Plan, architectural and landscape elements (streetscape, trails, entrances, features) are planned to create an overall



community identity and landscape theme for Belle Terre.

2.1 Northeast Belle Terre

The 73.2 acre northeast portion of Belle Terre is located east of the San Diego Canal and is planned with the lowest intensities for the entire Specific Plan. This large portion of the site is planned to be part of the habitat conservation area requirements under the Multiple Species Habitat Conservation Plan (MSHCP). This area provides a permanent open space buffer to the planned community of Belle Terre. Minimal infrastructure (e.g. a water tank and access roads) may be developed on this 73.2 acre parcel if additional storage is needed to create adequate water pressure for the Belle Terre community.

2.2 Northwest Belle Terre

The 215-acre northwest portion of Belle Terre is located on the western side of the San Diego Canal and is accessible from Washington Street/Keller Road, Fields Drive and Jean Nicholas Road as shown in **Figure V-1-1-Illustrative Plan**.

Designed with twelve planning areas, the northwest portion is planned for up to 1,161 homes, with at least 15 acres of parks, 17 acres of open space conservation and 33.4 acres of open space for habitat conservation. The residential densities range from medium-high (5.1-8.0 du/ac) to high (8.1-14 du/ac). Centrally located in northwest Belle Terre is Planning Area 5, which is a planned park that may include a community clubhouse (if the active adult option is implemented). Neighborhood parks will be strategically sited at the tentative tract map stage to provide small tot lots in close proximity to homes.

Open Space areas, OS-4 and OS-7 total 33.4 acres and are designated as Open Space-Conservation Habitat (OS-CH), to maintain riparian habitat as a part of the MSHCP conservation requirements. A periphery linear park in Planning Area 8 is planned to wrap around the conservation area in Open Space area OS-4 to provide a buffer as well as a recreational amenity for the community. Planning Area 8 is programmed for trails, potentially a dog park/run, and other passive recreational opportunities. This will be a central recreational facility that is intended to provide connectivity and serve as a health amenity for future residents of Belle Terre and the surrounding communities.

2.3 Southeast Belle Terre

Southeast Belle Terre is approximately 55-acres, and is located on the eastern side of the San Diego Canal. About 20-acres are planned for open space, detention basins, parks, streets and other infrastructure requirements. The remaining 35-acres are planned for up to 120 homes at low (0.5-2 du/ac) to medium density (2.1-5.0 du/ac). Providing lower intensities is intended to provide an appropriate buffer between the proposed development (Tentative Tract Map # 30837) to the southwest of the site and the adjacent rural uses to the north and east of this part of Belle Terre.



The General Plan Land Use designation for southeast Belle Terre is “Rural Mountainous”. However, as discussed in greater detail in Section 5.0 Grading Plan, the southeast portion of Belle Terre is generally flat, as shown in Figure A-5-1 Existing Topography; the topography ranges from 1,480 above mean sea level along the southern boundary to 1,520 above mean sea level along the northern boundary.

Table III-1-Land Use Summary

Land Use Designation	Land Use Designation	Density Range (DU/AC)	Target Density	Gross Area (Acres)	Net Park (Acres)	Maximum Dwelling Units	% of Total Acres
Residential							
Low Density Residential	LDR	0.5-2.0	2 Units per acre	19.2		38.4	5.61%
Medium Density Residential	MDR	2.0-5.0	5 Units per acre	16.6		83.0	4.8%
Medium High Density Residential	MHDR	5.0-8.0	8 units per acre	121.1		968.8	35.4%
High Density Residential	HDR	8.0-14.0	14 units per acre	14		196.0	4.1%
Subtotal				170.9		1,286.2	49.9%
Open Space							
Open Space-Recreation	OS-R	-	-	12.2	11.6	0	3.6%
Open Space - Recreation/Basin	OS-R/B	-	-	10.5	5	0	3.1%
Neighborhood Parks*	-	-	-	0	4		1.2%
Open Space-Conservation	OS-C	-	-	21.5		0	6.3%
Open Space-Conservation Habitat	OS-CH	-	-	106.6		0	31.1%
Subtotal				150.8	20.6	0	45.2%
Infrastructure							
Streets	-	-	-	20.6		0	6.0%
Sub total				20.6		0	6.0%
Total				342.3		1,282	100%

* Neighborhood Parks are shown in Figure A-3-1, Open Space and Recreation Plan

3.0 Project Setting

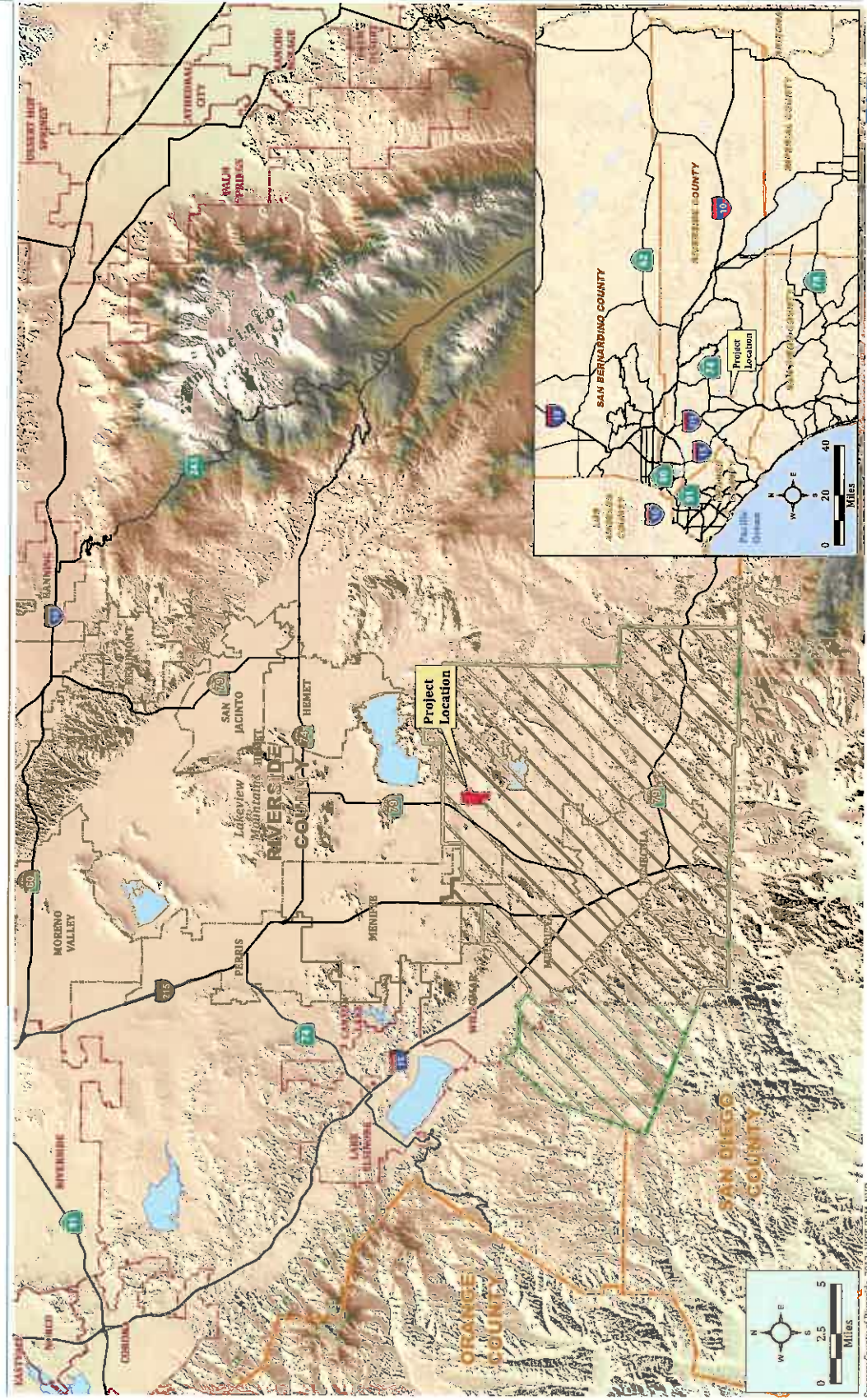
3.1 Regional Location

Belle Terre is located in the “French Valley” area of Riverside County within its Southwest Area Plan [SWAP] as shown in **Figure III-1-Regional Map**. Rapidly urbanizing cities within the SWAP include Menifee, Temecula, Murrieta, Wildomar, Canyon Lake, and Lake Elsinore which are located to the west of Belle Terre and have distinct master planned communities. As stated in the SWAP (pg. 9), the French Valley area runs in a north-south manner and includes Warm Springs, Tualota, and Santa Gertrudis Creeks.

3.2. Project Location

Belle Terre is situated 0.6 miles east from Highway 79. Major arterials surrounding Belle Terre are Washington Street to the west, Keller Road to the north, Fields Drive to the west, and Jean Nicholas to the southwest corner of the site, as illustrated in **Figure III-2-Project Location Map**.

- █ Project Boundary
- █ Cities
- █ Counties
- █ Southwest Area Plan



Regional Map
 Figure III-1

Sources: County of Riverside, 2012; USGS DEM, NHD

 Project Boundary



Source: County of Riverside, 2012; Eagle Aerial Imagery, 2012.

Albert A. **WEBB** Associates

Figure III-2

Project Location Map





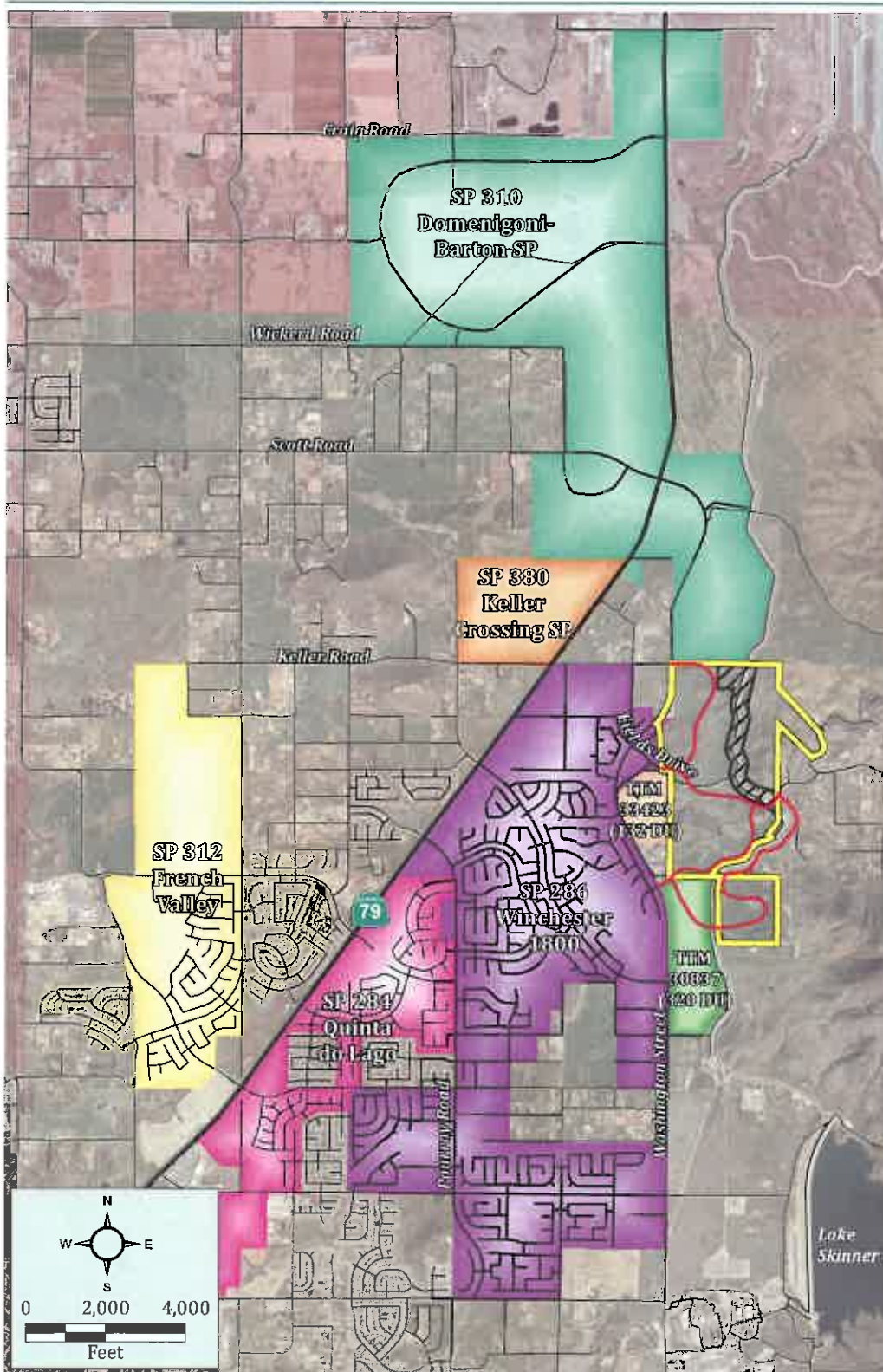
3.3 Surrounding Land Uses

Belle Terre is surrounded by existing and planned residential developments to the north, west and southwest of the site. Domenigoni-Barton Specific Plan (SP 310) lies directly to the north and northwest of the site. The Keller Crossing Specific Plan (SP 380) is located to the northwest of Belle Terre across Highway 79. Located immediately west and southwest of Belle Terre is the master planned community of Winchester 1800 (SP 286).

Other residential developments planned west and southwest of Belle Terre are Tentative Tract Map #30837 with 320 single-family residential lots (approved in 2004), and TTM #33423 with 132 single-family residential lots. **Figure III-3-Surrounding Developments** illustrates these developments.

The remaining boundaries of Belle Terre adjoin existing open space, low density rural development, and agricultural lands. Scattered, large lots, rural homesteads and vacant parcels lie to the north, south and east of the site.

As shown in **Figure III-4 Surrounding Open Space**, the area to the east of the south 55 acre portion of Belle Terre is designated by the Western Riverside County Regional Conservation Authority (RCA) as "Conserved Lands." The RCA was created in 2004 to implement the MSHCP, and to preserve natural habitat areas. Since 2004 the RCA has conserved approximately 702 acres in the French Valley Area. Consequently, any future development to the east of the site is limited. The San Diego Canal/Aqueduct, which runs roughly north-south, is a prominent man-made feature that traverses through the site. The Aqueduct transports water for the California State Water Project and the Colorado River and drains into Lake Skinner, a reservoir located approximately 1.5 miles south of Belle Terre. From that point, deliveries are made to Metropolitan Water District's (MWD) member agencies in southern Riverside County and San Diego County via a system of pipelines.



- Project Boundary
- Not a Part
- SP 380
- SP 312
- SP 310
- SP 286
- SP 284
- TTM 30837
- TTM 33423
- Proposed Circulation
- Existing Circulation

Figure III-3
Surrounding Developments

Source: County of Riverside, 2012; ESRI Aerial Imagery, 2010.



- Project Boundary
- Western Riverside County Regional Conservation Authority Conserved Lands

Figure III-4
Surrounding Open Space

Sources: Riverside Co. GIS website, June 2013; Eagle Aerial, April 2012.





3.4 Existing APN's

Belle Terre is composed of eight (8) parcels: APNs 472-170-001, 472-170-003, 472-170-008, 472-180-001, 472-180-003, 472-200-002, 476-010-045, and 476-010-040.

- ✦ The northwestern portion totals 214.6 acres
- ✦ The northeastern portion totals 73.3 acres
- ✦ The southeastern portion totals 55.2 acres

3.5 Environmental Characteristics

The approximately 342-acre site is presently undeveloped and is comprised of agricultural land, other previously disturbed areas, and areas with coastal sage scrub, grassland, meadows, and riparian scrub. The site is bisected east-west by an unnamed creek and north-south by the San Diego Canal.

The site is located within the MSHCP Southwest Area Plan within five (5) Criteria Area Cells. Specifically, the site is located within Cell 5279 Independent-SU2 French Valley/Lower Sedco Hills, Cell 5278 S, Cell 5274 S, Cell 5373 S, and Cell 5471 S-SU4 Cactus Valley/SWRC-MSR/Johnson Ranch. Therefore, the Project has undergone the Habitat Evaluation and Acquisition Negotiations Strategy (HANS) process under the requirements of the MSCHP.

The Belle Terre Specific Plan proposes to set aside 107 acres in perpetuity as Open Space-Conservation Habitat; this includes approximately 33.4 acres of riparian scrub habitat that runs east-west through the site and 69 acres of hilly terrain in the northeast portion of the site.

In addition to the conservation, the site will also be required to conform to additional plan wide requirements of the MSHCP such as Riparian, Riverine Policies, Specific Policies, Specific Species Surveys, Urban Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plan Species Polices and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable. Conserved portions of the site will be identified as part of the HANS process and will satisfy the MSHCP requirements.

The Project area has some hilly terrain; particularly the northeastern portion of the site which contains steep slopes with elevations that range from approximately 1,560 feet to 1,680 feet above mean sea level, a difference of 120 feet. The highest elevation is located in the central portion of the site at 1,640-feet above mean sea level and the lowest elevation is at 1,440 feet above mean sea level. The average slopes of the terrain are approximately 2-3%. Slopes on the southeastern portion of the site are less than 20%. Slopes greater than 20% cover less than 10% of the total site.



Introduction

The Belle Terre Specific Plan establishes an additional residential community in the French Valley area of Riverside County. This residential community is planned to provide a wide range of home types for a broad segment of potential homebuyers which may include young professionals, first time home buyers, and active adults.

The Belle Terre Land Use Plan will contain up to 1,282 homes in varying densities from 0.5 to 14.0 dwelling units an acre, with an overall gross density of up to 3.7 dwelling units an acre.

Principles of Planning for Belle Terre

Clustering Development: The land use concept for the SWAP discusses concentrating urban uses on about 11 percent of the planning area, thereby helping conserve the remaining 89 percent in open space, open space-conservation, agricultural and rural uses (SWAP, pg 15).

Belle Terre includes up to 1,282 homes which are clustered on 170 acres (49 percent of the total site) while retaining approximately 150.8 acres (45.2 percent of the total site) as open space; of that acreage, 106.6 acres will be preserved in perpetuity as Open Space-Conservation Habitat. The Belle Terre Land Use Plan shows this clustering of residential planning areas with supportive parks and access routes planned on the northwestern and southwestern portions of the site where topography and access are more suitable for development. The northeastern portion of the site and riparian areas in the northwestern portion of the site are included as part of the open space areas set aside for conservation habitat.

Protection of Natural Resources: At least 128.1 acres (37 percent of total site) are planned as Open Space-Conservation; of that acreage, 106.6 acres will be preserved in perpetuity as Open Space-Conservation Habitat. The Belle Terre Land Use Plan proposes to preserve 69 acres of the 73 acre northeastern site as Open Space-Conservation Habitat. This will achieve MSHCP conservation goals. In addition, an existing un-named riparian corridor on the northwestern portion of the site is also planned to be preserved as Open Space-Conservation Habitat.

Buffering: The Belle Terre Land Use Plan places a special emphasis on buffering along the Project boundaries. As shown in **Figure III-3, Surrounding Development**, the western boundary of the site will adjoin the planned developments for TTM #33423 and TTM #30837 and the developed community of Winchester 1800 (SP 286). The Belle Terre Land Use Plan proposes residential planning areas of similar intensity along the western boundary to provide a seamless transition with the surrounding developments. In addition, the southeast portion of Belle Terre (55 acres) is planned for land uses that would provide an appropriate buffer to the adjacent rural uses to the north and east of this part of the site. The southeast portion of Belle Terre is planned for low and medium density residential uses with larger lots to provide a buffer/transition to the adjacent rural uses along these boundaries.



1.0 Land Use Plan

1.1 Project Description

Belle Terre is planned to be a 342.3 acre residential community located on the north western edge of Bachelor Mountain in the French Valley area of Riverside County. Regional access to the site is from Highway 79, located 0.6 miles to the west. Major arterials surrounding the site are Washington Street to the west and Scott Road to the north.

As elaborated earlier in Section V-Introduction, the Belle Terre Land Use Plan is defined by the use of three principles of planning:

- ✦ Clustered Development
- ✦ Protection of Natural Resources
- ✦ Buffering along Project Boundaries

Based on these planning principles, the Land Use Plan can be further described as being comprised of three portions, namely: 1) the northeast portion, east of the San Diego Canal; 2) the northwest portion, northwest of the San Diego Canal; and 3) the southeast portion, southeast of the San Diego Canal.

As shown in **Figure A-1-1, Land Use Plan**, Belle Terre is planned to provide up to 1,282 dwelling units of varying densities, recreational areas, streets, open space areas, and other associated infrastructure. The homes will be clustered on 170 acres (49.5 % of total project area) ranging from low-to-high densities. Community parks and trails are planned over 20.6 acres. Parks planned for the community include an active park, a linear park with trails and potentially a dog run/park, and small neighborhood parks.

In addition, the community has a total of 150.8 acres which are designated for Open Space; of which 106.6-acres (31% of total project area) is planned for Open Space-Conservation Habitat to be preserved in perpetuity as protected habitat areas.

Streets provide connectivity within Belle Terre and to the immediate surroundings. To enhance this functionality of the Land Use Plan, architectural and landscape elements (streetscape, trails, entrances, features) are planned to create an overall community identity and landscape theme for Belle Terre.

1.1.1 Northeast Belle Terre

Implementing the principle of protection of natural resources, 69 acres of the site located east of the San Diego Canal are planned as Open Space-Conservation Habitat and 4.2 acres are planned as open space conservation. The northeast portion of the site is planned with the lowest development intensities for the entire Project. This large portion of the site will help achieve conservation goals under the MSHCP. It will also provide a permanent open space buffer to Belle Terre and to the adjacent land uses, while allowing for Belle Terre's developmental capacity to be clustered on the remaining portions of the site. Minimal infrastructure (e.g. a water tank and access roads) may be developed on this 73.2 acre parcel if additional storage is needed to create adequate water pressure for the Belle Terre

community.

1.1.2 Northwest Belle Terre

The 215-acre northwest portion of Belle Terre is located on the western side of the San Diego Canal and is accessible from Washington Street/Keller Road, Fields Drive and Jean Nicholas Road as shown in **Figure A-1-1-Land Use Plan**.

Designed with twelve residential planning areas and eight open space areas, the northwest portion is planned for up to 1,161 homes, with at least 15 acres of parks, 17 acres of open space and 33.4 acres of open space for habitat conservation. The residential densities range from medium-high (5.0-8.0 du/ac) to high (8.0-14 du/ac). Centrally located in northwest Belle Terre is Planning Area 5, which is a planned park that may include a community clubhouse, if the active adult option is implemented (as further described below under heading 1.5). In addition, four (4) neighborhood parks will be strategically sited at the tentative tract map stage to provide small tot lots in closer proximity to homes.

Open Space Areas, OS-4 and OS-7 total 33.4 acres and are designated as Open Space-Conservation Habitat to maintain riparian habitat as a part of the MSHCP conservation requirements. A periphery linear park in Planning Area 8 is planned to wrap around the conservation area in Open Space area OS-4 to provide a buffer as well as a recreational amenity for the community. Planning Area 8 is programmed for trails, potentially a dog park/run, and other passive recreational opportunities. This will be a central recreational facility that is intended to provide connectivity and serve as a health amenity for future residents of Belle Terre.

1.1.3 Southeast Belle Terre

Southeast Belle Terre is approximately 55 acres and is located on the eastern side of the San Diego Canal. About 20 acres are planned for open space, detention basins, parks, streets and other infrastructure requirements. The remaining 35 acres are planned for up to 120 homes at low (0.5-2 du/ac) to medium density (2.0-5.0 du/ac). Providing lower intensities is intended to provide an appropriate buffer between the proposed development (TTM # 30837) to the southwest of the site and the adjacent rural uses to the north and east of this part of Belle Terre.

Overall, the community is connected with the surrounding streets by a backbone of collector and local streets within Belle Terre. Other related infrastructure is discussed further in sections within this Specific Plan.

Table 1.0-A, Belle Terre Land Use Summary below provides a summary of the proposed land uses. Specific information for each of the individual planning areas is provided in **Table 1.0-B Detailed Land Use Summary** below. Section B Planning Area Land Use and Planning Standards provide development standards for each planning area.

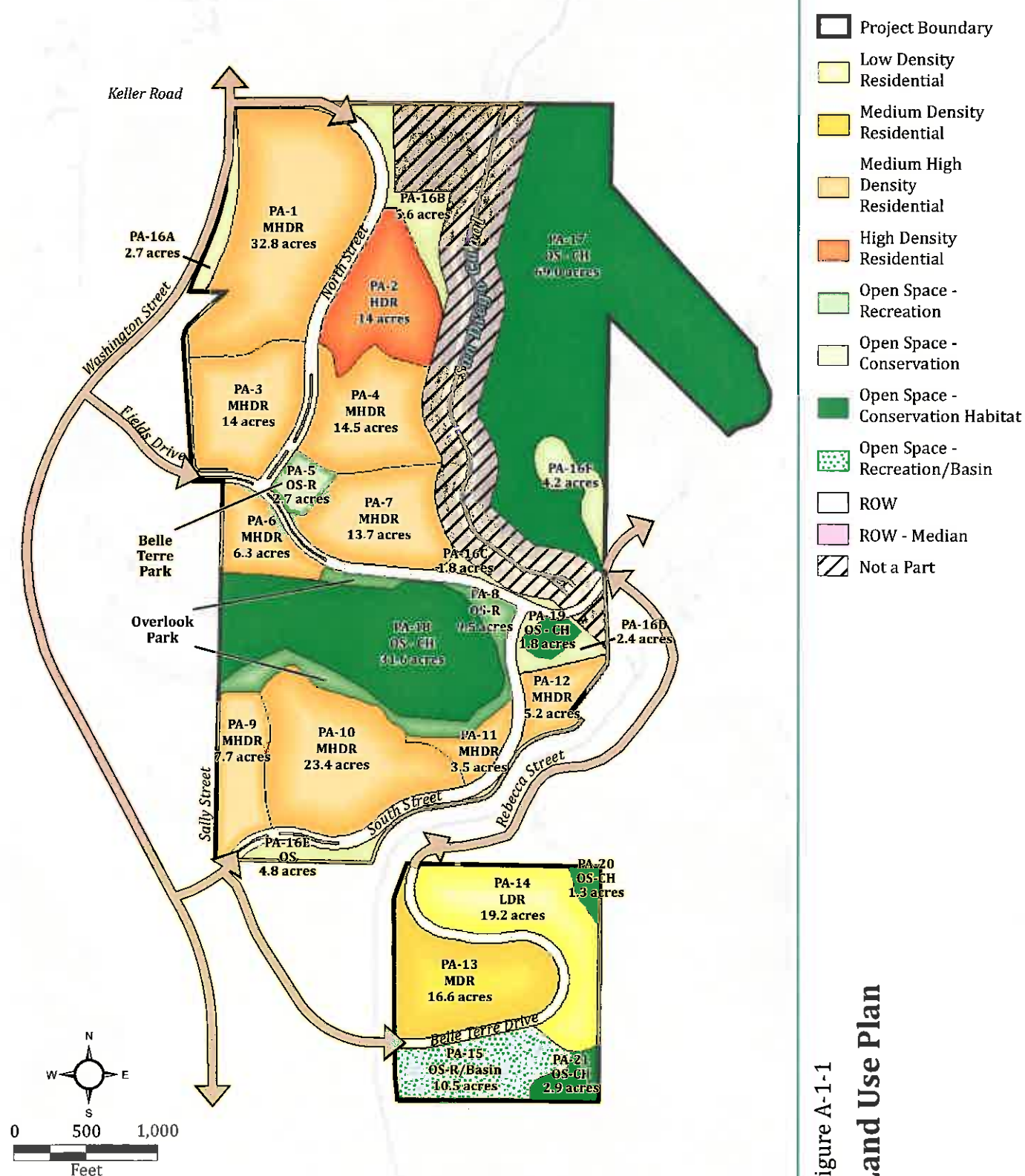


Figure A-1-1

Land Use Plan

Table 1.0-A: Land Use Plan Summary

Land Use Designation	Land Use Designation	Density Range (DU/AC)	Target Density	Gross Area (Acres)	Net Park (Acres)	Maximum Dwelling Units	% of Total Acres
Residential							
Low Density Residential	LDR	0.5-2.0	2 Units per acre	19.2		38.4	5.61%
Medium Density Residential	MDR	2.0-5.0	5 Units per acre	16.6		83.0	4.8%
Medium High Density Residential	MHDR	5.0-8.0	8 units per acre	121.1		968.8	35.4%
High Density Residential	HDR	8.0-14.0	14 units per acre	14.0		196.0	4.1%
Subtotal				170.9		1,286.2	49.9%
Open Space							
Open Space-Recreation	OS-R	-	-	12.2	11.6	0	3.6%
Open Space - Recreation/Basin	OS-R/B	-	-	10.5	5.0	0	3.1%
Neighborhood Parks*	-	-	-	0	4.0		1.2%
Open Space-Conservation	OS-C	-	-	21.5		0	6.3%
Open Space-Conservation Habitat	OS-CH	-	-	106.6		0	31.1%
Subtotal				150.8	20.6	0	45.2%
Infrastructure							
Streets	-	-	-	20.6		0	6.0%
Sub total				20.6		0	6.0%
Total				342.3		1,282	100%

* Neighborhood Parks are shown in Figure A-3-1, Open Space and Recreation Plan

Table 1.0-B: Detailed Land Use Summary

Planning Area	Land Use Designation	Density Range (DU/AC)	Target Density	Gross Area (Acres)	Park (Acres)	Maximum Dwelling Units
Residential						
High Density Residential						
PA-2	HDR	8.0-14.0	14 units per acre	14.0	-	196
Total HDR				14.0		196
Medium High Density Residential						
PA-1	MHDR	5.0-8.0	7.95 units per acre	32.8		261
PA-3	MHDR	5.0-8.0	8 units per acre	14.0		112
PA-4	MHDR	5.0-8.0	8 units per acre	14.5		116
PA-6	MHDR	5.0-8.0	8 units per acre	6.3		50
PA-7	MHDR	5.0-8.0	8 units per acre	13.7		110
PA-9	MHDR	5.0-8.0	8 units per acre	7.7		62
PA-10	MHDR	5.0-8.0	7.95 units per acre	23.4		186
PA-11	MHDR	5.0-8.0	8 units per acre	3.5		28
PA-12	MHDR	5.0-8.0	8 units per acre	5.2		42
Total MHDR				121.1		966
Medium Density Residential						
PA-13	MDR	2.0-5.0	5 Units per acre	16.6		83
Total MDR				16.6	-	83
Low Density Residential						
PA-14	LDR	0.5-2.0	1.95 Units per acre	19.2		37
Total LDR				19.2	-	37
Subtotal				170.9		1,282
Open Space						
Open Space-Recreation						
PA-5	OS-R	-	-	2.7	2.7	
PA-8	OS-R			9.5	8.9	
Open Space-Recreation/Basin**						
PA-15	OS-R/B	-	-	10.5	5.0	
Neighborhood Parks*		-	-	0	4.0	
Total OS-R				22.7	20.6	
Open Space-Conservation						
OS-1	OS-C	-	-	2.7		
OS-2	OS-C	-	-	5.6		
OS-5	OS-C	-	-	1.8		
OS-6	OS-C	-	-	2.4		
OS-8	OS-C	-	-	4.8		
OS-11	OS-C	-	-	4.2		
Total OS-C				21.5		
Open Space-Conservation Habitat						
OS-3	OS-CH	-	-	69.0		
OS-4	OS-CH	-	-	31.6		
OS-7	OS-CH	-	-	1.8		
OS-9	OS-CH	-	-	1.3		
OS-10	OS-CH	-	-	2.9		
Total OS-CH				106.6		
Subtotal				150.8		
Infrastructure						
Streets				20.6		
Sub total				20.6		
Total				342.3	20.6	1,282

* Neighborhood Parks are shown in Figure A-3-1, Open Space and Recreation Plan

** Open Space Recreation/Basin where 5-acres is planned as active park space

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- A. Lot area shall not be less than three thousand five hundred (3,500) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be forty (40') with a minimum average depth of eighty feet (80').
- C. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').
- D. The front yard setback shall not be less than fifteen feet (15'), measured from the street line. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback.
- E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the street line.
- F. The rear yard shall no be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback.
- G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least on side of the structure has a clear five foot (5') setback. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of ordinance 348.
- H. The maximum lot coverage shall be 65% for single story and 60% for two story.

1 I. Where a zero lot line design is utilized, the distance between
2 structures shall be not less than ten feet (10') provided at least one
3 side of the structure has a clear 5 foot setback at all times..

4 J. The following development standards for clustered residential
5 development shall also apply and, to the extent there is a conflict,
6 shall supersede the above development standards for Planning Areas
7 1, 3, 4, 6, 7, 9, 10, 11 and 12:

8 1. Front yards shall be a minimum of ten feet (10') measured from
9 the street line.

10 2. Side yards on corner and reversed corner lots shall be not less
11 than ten feet (10') from the street line. There shall be no other
12 side or rear yard set-back requirements.

13 3. The distance between structures in all directions shall be at least 10
14 feet.

15 (3) Except as provided above, all other zoning requirements shall be the same as those
16 requirements identified in Article VI of Ordinance No. 348.

17 b. Planning Area 2

18 (1) The uses permitted in Planning Area 2 of Specific Plan No. 382 shall be the
19 same as those uses permitted in Article VI. Section 6.1 of Ordinance No. 348,
20 except that the uses permitted pursuant to Section 6.1.a (2), (3), (5), (7) and (8);
21 Section 6.1.b. (1), (2), (3), and (5); and Section 6.1.c.(1) shall not be permitted. In
22 addition, the uses permitted under Section 6.1.a. shall include, multifamily
23 residential dwellings, temporary real estate tract offices located within a
24 subdivision to be used only for and during the original sale of the subdivision, but
25 not to exceed a period of five (5) years in any event. Also, the uses permitted under
26 Section 6.1.b. shall include multiple family dwellings.

1 (2) The development standards for Planning Area 2 of Specific Plan No. 382
2 shall be the same as those standards identified in Article VI, Section 6.2 of
3 Ordinance No. 348, except that the development standards set forth in Article VI,
4 Section 6.2. b., c., d. and e. (1), (2), (3) and (4) shall be deleted and replaced with
5 the following:

- 6 A. Lot area shall not be less than three thousand (3,000) square feet.
- 7 B. The minimum average width of that portion of a lot to be used as a
8 building site shall be forty feet (40') with a minimum average depth
9 of seventy five feet (75').
- 10 C. The minimum frontage of a lot shall be thirty five feet (35'), except
11 that lots fronting on knuckles or cul-de-sacs may have minimum
12 frontage of thirty feet (30').
- 13 D. The front yard shall be not less than fifteen feet (15'), measured
14 from the street line. Porches in the front of the structure may
15 encroach five feet (5') into the front yard setback.
- 16 E. Side yards on interior and through lots shall not be less than five feet
17 (5'). Side yards on corner and reversed corner lots shall not be less
18 than ten feet (10') from the street.
- 19 F. The rear yard shall be not less than ten feet (10'), except that
20 garages, balconies, decks and attached patio covers may encroach
21 five feet (5') into the rear yard setback.
- 22 G. Fireplaces, media niches, bay windows, porches, window boxes, and
23 similar architectural features shall be allowed to encroach a
24 maximum of two feet (2') into setbacks. No other structural
25 encroachment shall be permitted in the front, side or rear yard except
26 as provided for in Section 18.19 of Ordinance No. 348.
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1 H. The maximum lot coverage shall be 65% for single story and 60%
2 for two story.

3 I. Where a zero lot line design is utilized, the distance between
4 structures shall be not less than ten feet (10') provided at least one
5 side of the structure has a clear 5 foot setback at all times.

6 J. The following development standards for clustered residential
7 development shall apply and, to the extent there is a conflict, shall
8 supersede other standards for Planning Area 2:

9 1. Front yards shall be a minimum of ten feet (10') measured
10 from the street line.

11 2. Side yards on corner and reversed corner lots shall not be
12 less than ten feet (10') from the street line or from any
13 future street line, whichever is nearer the proposed structure, upon
14 which the main building sides. There shall be no other side or
15 rear yard set-back requirements.

16 3. The distance between structures in all directions shall be at least
17 10 feet.

18 (3) Except as provided above, all other zoning requirements shall be the same as those
19 requirements identified in Article VI of Ordinance No. 348.

20 c. Planning Areas 5, 8 and 15

21 (1) The uses permitted in Planning Areas 5, 8 and 15 of Specific Plan No. 382
22 shall be the same as those uses permitted in Article VIII.e, Section 8.100 of
23 Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1),
24 (8) and (9) and 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In
25 addition, the permitted uses under Section 8.100.a. shall also include public parks,
26 public playgrounds, dog parks, trails and hiking areas.

1 (2) The development standards for Planning Areas 5, 8 and 15 of Specific Plan
2 No. 382 shall be the same as those standards identified in Article VIII.e., Section
3 8.101 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same
5 as those requirements identified in Article VIII.e of Ordinance No. 348.

6 d. Planning Area 13

7 (1) The uses permitted in Planning Area 13 of Specific Plan No. 382 shall be
8 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
9 except that the uses permitted pursuant to Section 6.1.a (2), (3), (5), (7) and (8);
10 Section 6.1.b. (1), (2), (3), and (5); and Section 6.1.c. (1) shall not be permitted. In
11 addition, the uses permitted under Section 6.1.a shall include temporary real estate
12 tract offices located within a subdivision to be used only for and during the original
13 sale of the subdivision, but not to exceed a period of five (5) years in any event.

14 (2) The development standards for Planning Area 13 of Specific Plan No 382
15 shall be the same as those standards identified in Article VI, Section 6.2 of
16 Ordinance No. 348, except that the development standards set forth in Article VI,
17 Section 6.2.b., c., d. and e. (1), (2), (3) and (4) shall be deleted and replaced with
18 the following:

19 A. Lot are shall not be less than five thousand five hundred (5,500)
20 square feet.

21 B. The minimum average width of that portion of a lot to be used as a
22 building site shall be fifty five feet (55') with a minimum average
23 depth of one hundred feet (100').

24 C. The minimum frontage of a lot shall be fifty feet (50'), except
25 that lots fronting on knuckles or cul-de-sacs may have a minimum
26 frontage of thirty five feet (35').

1 D. The front yard shall be not less than fifteen feet (15'), measured from
2 the street line. Porches in the front of the structure and "side-
3 in" garages may encroach five feet (5') into the front yard setback.

4 E. Side yards on interior and through lots shall be not less than five feet
5 (5'). Side yards on corner and reversed corner lots shall be not less
6 than ten feet (10') from the street line.

7 F. The rear yard shall not be less than fifteen feet (15'), except that
8 garages, balconies, decks, and attached patio covers may encroach
9 five feet (5') into the rear yard setback.

10 G. Fireplaces, media niches, bay windows, porches, window boxes, and
11 similar architectural features shall be allowed to encroach a
12 maximum of two feet (2') into setbacks. No other structural
13 encroachment shall be permitted in the front, side or rear yard except
14 as provided for in Section 18.19 of Ordinance No. 348.

15 H. The maximum lot coverage shall be 65% for single story and 60%
16 for two story.

17 (3) Except as provided above, all other zoning requirements shall be the same
18 as those requirements identified in Article VI of Ordinance No. 348.

19 e. Planning Area 14

20 (1) The uses permitted in Planning Area 14 of Specific Plan No. 382 shall be
21 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
22 except that the uses permitted pursuant to Section 6.1.a. (2), (3), (5), (7) and (8);
23 Section 6.1.b. (1), (2), (3), and (5); and Section 6.1.c.(1) shall not be permitted. In
24 addition, the uses permitted under Section 6.1.a. shall include temporary real estate
25 tract offices located within a subdivision to be used only for and during the original
26 sale of subdivision, but not to exceed a period of five (5) years in any event.

1 (2) The development standards for Planning Area 14 of Specific Plan No. 382
2 shall be the same as those standards identified in Article VI, Section 6.2 of
3 Ordinance No. 348, except that the development standards set forth in Article VI,
4 Section 6.2.b.c.d. and e. (1), (2), (3) and (4) shall be deleted and replaced with the
5 following:

- 6 A. Lot area shall be not less than fifteen thousand (15,000) square feet.
- 7 B. The minimum average width of that portion of a lot to be used as a
8 building site shall not be one hundred feet (100') with a minimum
9 average depth of one hundred and fifty feet (150').
- 10 C. The minimum frontage of a lot shall be ninety feet (90'), except that
11 lots fronting on knuckles or cul-de-sacs may have a minimum
12 frontage of thirty feet (35').
- 13 D. The front yard shall not be less than twenty feet (20'), measured
14 from the street line. Porches in the front of the structure and side in
15 garages may encroach five feet (5') into the front yard setback.
- 16 E. Side yards on interior and through lots shall not be less than five feet
17 (5'), however the distance between residential structures, when
18 measured from the side yard, shall not be less than fifteen feet (15').
19 Side yards on corner and reversed corner lots shall be not less than
20 ten feet (10') from the street line.
- 21 F. The rear yard shall be not less than fifteen feet (15'), except that
22 garages, balconies, decks, and attached patio covers may encroach
23 five feet (5') into the rear yard setback.
- 24 G. Fireplaces, media niches, bay windows, porches, window boxes, and
25 similar architectural features shall be allowed to encroach a
26 maximum of two feet (2') into setbacks. No other structural
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1 encroachment shall be permitted in the front, side or rear yard except
2 as provided for in Section 18.19 of Ordinance no. 348.

3 H. The maximum lot coverage shall be 65% for single story and 60%
4 for two story.

5 (3) Except as provided above, all other zoning requirements shall be the
6 same as those requirements identified in Article VI of Ordinance
7 No. 348.

8 f. Planning Areas 16A, 16B, 16C, 16D, and 16E

9 (1) The uses permitted in Planning Areas 16A, 16B, 16C, 16D and 16E of
10 Specific Plan No. 382 shall be the same as those uses permitted in Article VIII.e.,
11 Section 8.100 of ordinance No. 348, except that uses permitted pursuant to Section
12 8.100.a.(1), (2), (3), (4), (5), (8) and (9) and Section 8.100.b.(1) and Section
13 8.100.c.(1) shall not be permitted. In addition, the permitted uses under Section
14 8.100.a. shall also include trails and hiking areas.

15 (2) The development standards for Planning Areas 16A, 16B, 16C, 16D and
16 16E of Specific Plan No. 382 shall be the same as those standards identified in
17 Article VIII.e., Section 8.101 of Ordinance No. 348.

18 (3) Except as provided above, all other zoning requirements shall be the same
19 as those requirements identified in Articles VIII.e. of Ordinance No. 348.

20 g. Planning Areas 17, 18, 19, 20 and 21

21 (1) The uses permitted in Planning Areas 17, 18, 19, 20 and 21 of Specific Plan
22 No. 382 shall be the same as those uses permitted in Article XVI, Section 16.1 of
23 Ordinance No. 348, except that uses permitted pursuant to Section 16.2.a.(1), (2),
24 (3), (4), (5) and (7) and Section 16.2.b.(1), (2), (3), (4), (5), (6), (7), (8) and (9) and
25 Section 16.1.c.(1) and (2) and Section 16.1.d and Section 16.1.e (1) shall not be
26 permitted.

1 (2) The development standards for Planning Areas 17, 18, 19, 20 and 21 of
2 Specific Plan No. 382 shall be the same as those standards identified in Article XVI
3 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same
5 as those requirements identified in Article XVI of Ordinance No. 348.

6 h. Planning Area 16F

7 (1) The uses permitted in Planning Area 16F of Specific Plan No. 382 shall be
8 the same as those uses permitted in Article VIII.e., Section 8.100 of Ordinance No.
9 348, except that uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (8)
10 and (9) and Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In
11 addition, the permitted uses under Section 8.100.a. shall also include trails and
12 hiking areas.

13 (2) The development standards for Planning Area 16F of Specific Plan No. 382
14 shall be the same as those standards identified in Article VIII.e., Section 8.101 of
15 Ordinance No. 348.

16 (3) Except as provided above, all other zoning requirements shall be the same
17 as those requirements identified in Article VIII.e. of Ordinance No. 348
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SPECIFIC PLAN Case #: SP00382

Parcel: 472-180-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 382 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 382, Screencheck No. 3.

CHANGE OF ZONE = Change of Zone No. 7775.

GPA = Comprehensive General Plan Amendment No. 1013, 1014, & 1113.

EIR = Environmental Impact Report No. 531.

10. EVERY. 2 SP - SP Document

RECOMMND

Specific Plan No. 382 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 531 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

SPECIFIC PLAN Case #: SP00382

Parcel: 472-180-001

10. GENERAL CONDITIONS

10. EVERY. 2 SP - SP Document (cont.) RECOMMND

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 3 SP - Ordinance Requirements RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 4 SP - Limits of SP DOCUMENT RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 5 SP - HOLD HARMLESS RECOMMND

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 SPECIFIC PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly

SPECIFIC PLAN Case #: SP00382

Parcel: 472-180-001

10. GENERAL CONDITIONS

10. EVERY. 5 SP - HOLD HARMLESS (cont.) RECOMMND

notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 SP-GSP-1 ORD. NOT SUPERSEDED RECOMMND

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 2 SP-GSP-2 GEO/SOIL TO BE OBEYED RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

FIRE DEPARTMENT

10.FIRE. 1 SP-#71-ADVERSE IMPACTS RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased

SPECIFIC PLAN Case #: SP00382

Parcel: 472-180-001

10. GENERAL CONDITIONS

10.FIRE. 1 SP-#71-ADVERSE IMPACTS (cont.) RECOMMND

number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 4 SP-#97-OPEN SPACE DRAFT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 5 SP-#85-FINAL FIRE REQUIRE RECOMMND

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 6 SP-#47 SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

PARKS DEPARTMENT

10.PARKS. 1 SP - PARK PLAN RECOMMND

The applicant shall provide park plan for all park sites to the Riverside County Regional Park and Open-Space District for review and approval.

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10. GENERAL CONDITIONS

10.PARKS. 2 SP - MAINTENANCE MECHANISM RECOMMND

The applicant shall submit a maintenance plan for parks, trails and all open space as identified in the specific plan for review and approval to the Riverside County Regional Park and Open-Space District.

10.PARKS. 3 SP - TRAIL GRADING RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of Phase I construction.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - PDP01439 RECOMMND

County Paleontological Report (PDP) No. 1439, submitted for this case (SP00382), was prepared by Applied Earthworks, Inc. and is entitled: "Preliminary Assessment of the Paleontological Resources Potential of the Belle Terre Project, Southeast Corner of Keller Street and Washington Road, French Valley, Riverside County, California", dated December 4, 2012. In addition, Applied Earthworks submitted "Paleontological Resources Assessment Report for the Belle Terre Project, Specific Plan 00382, French Valley Area, Riverside County, California", dated November 2013. This document is herein incorporated as a part of PDP01439.

PDP01439 concluded:

1.The Mesozoic rocks, artificial fill and Quaternary old colluvial deposits within the Project area are considered to have a low paleontological resources potential.

2.Quaternary very old alluvial channel deposits and very old alluvial valley deposits are considered to have a high paleontological resources potential.

PDP01439 recommended:

1.Prior to the start of construction, all field personnel will receive a worker's environmental awareness training module on paleontological resources.

2.Prior to commencement of ground-disturbing activities, a qualified and professional paleontologist will be required to prepare and implement a paleontological mitigation plan

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - PDP01439 (cont.) RECOMMND

for the Project.

3.PDP01439 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01439 is hereby accepted for SP00382. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

10.PLANNING. 2 SP - MAINTAIN AREAS & PHASES RECOMMND

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 3 SP - NO P.A. DENSITY TRANSFER RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 4 SP - LANDSCAPING PLANS RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

10.PLANNING. 5 SP - MM-D-1 RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection:

During the Project's construction phase, water or a stabilizing agent shall be applied to exposed surfaces at least three times per day to prevent generation of dust plumes.

10.PLANNING. 6 SP - MM-D-2 RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

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10. GENERAL CONDITIONS

10.PLANNING. 6 SP - MM-D-2 (cont.) RECOMMND

During the Project's construction phase, the construction contractor shall utilize at least one of the following measures at each vehicle egress from the project site to a paved public road:

Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long;

Pave the surface extending at least 100 feet and at least 20 feet wide;

Utilize a wheel shaker/wheel spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages; or

Install a wheel washing system to remove bulk material from tires and vehicle undercarriages.

10.PLANNING. 7 SP - MM-D-3 RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, all haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).

10.PLANNING. 8 SP - MM-D-4 RECOMMND

During the Project's construction phase, construction activity on unpaved surfaces shall be suspended when wind speed exceed 25 miles per hour (such as instantaneous gusts).

10.PLANNING. 9 SP - MM-D-5 RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, ground cover in disturbed areas shall be replaced as quickly as possible.

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10. GENERAL CONDITIONS

10.PLANNING. 15 SP - MM-11/12 DIESEL-POWERED (cont.) RECOMMND

addition, all construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a CARB-defined Level 3 diesel emissions control strategy for a similarly sized engine.

During the Project's construction phase, all diesel-powered construction equipment shall use CARB Level 2 or higher diesel particulate filters.

10.PLANNING. 16 SP - MM-D-13 RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, electricity shall be utilized from power supply sources rather than temporary gasoline or diesel power generators, as feasible.

10.PLANNING. 17 SP - MM-D-14 RECOMMND

During the Project's construction phase, heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site.

10.PLANNING. 18 SP - MM-D-15 RECOMMND

During the Project's construction phase, the Project shall utilize low VOC paints for the interior and exterior of structures.

10.PLANNING. 19 SP - MM-L-2 RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, all construction activities shall be limited to the following time constraints (as monitored by the County's Building Department):

During the months of June through September, construction activities shall be limited to between the hours of 6:00 a.m. and 6:00 p.m.

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10. GENERAL CONDITIONS

10.PLANNING. 19 SP - MM-L-2 (cont.)

RECOMMND

During the months of October through May, construction activities shall be limited to between the hours of 7:00 a.m. and 6:00 p.m.

10.PLANNING. 20 SP - MM-L-3

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

The Project Applicant shall have the HVAC systems completely enclosed and surrounded with sound insulation.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 SP382 - ENV CLEANUP PROGRAMS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the project applicant shall submit to the Department of Environmental Health, Environmental Cleanup Programs (ECP) an original copy of an Environmental Site Assessment (ESA) Phase 1 study. An ESA Phase 2 study may be required at the discretion of ECP if the information provided in the ESA Phase 1 indicates the requirements.

30.E HEALTH. 2 SP382 - INDUSTRIAL HYGIENE

RECOMMND

Prior to the approval of any implementing project with the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot

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30. PRIOR TO ANY PROJECT APPROVAL

30.E HEALTH. 2 SP382 - INDUSTRIAL HYGIENE (cont.) RECOMMND

plan, etc.), the following condition shall be placed on the implementing project:

Prior to the approval of any Planning Case project subject to Specific Plan 382 (SP 382), the applicant shall submit to the Department of Environmental Health (DEH Office of Industrial Hygiene for review and consideration an original copy of a Noise Study. Applicable review fees shall apply.

30.E HEALTH. 3 SP382 - EMWD WATER & SEWER RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the approval of any Planning Case project subject to Specific Plan 382 (SP 382), the applicant shall submit to the Department of Environmental Health (DEH) for review and consideration an original copy of a "will-serve" letter for water and sewer service from Eastern Municipal Water District (EMWD). Please note that the requirement for a water and sewer "will-serve" may be waived at the discretion of DEH if an active Memorandum of Understanding (MOU) between the County of Riverside and EMWD exists at the time of the implementing project's submittal stipulating this waiver.

EPD DEPARTMENT

30.EPD. 1 SP - UWIG GENERAL RECOMMND

Any projects proposed within the SP00382 area must be designed to be compliant with Section 6.1.4 of the WRMSHCP. The following guidelines must be incorporated into the project design.

Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1

SP - UWIG GENERAL (cont.)

RECOMMND

MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2

SP - UWIG COMPLIANCE (cont.)

RECOMMND

chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms

Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 3

SP - UWIG INSPECTION

RECOMMND

The project site will be inspected by EPD to ensure compliance with WRMSHCP Section 6.1.4 UWIG. The following elements will be checked for compliance.

Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 3

SP - UWIG INSPECTION (cont.)

RECOMMND

exceed residential noise standards.

Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms

Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

30.EPD. 4

SP - BUOW CLEARANCE

RECOMMND

Burrowing Owl Clearance - Prior to Project Approval Pursuant to Objective 6 and 7 of the Species Account for Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist that holds a current MOU with the County of Riverside and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. It is determined that the project site is occupied by the Burrowing Owl; take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31)

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 8 SP - MSHCP MITIGATION (cont.)

RECOMMND

biological resource

6.All measures that shall be taken to avoid or mitigate temporary disturbances from construction activities

7.Duration for each type of monitoring and a description of monitoring methodologies and frequency

8.Performance standards to be used to help decide if/when proposed mitigation is or is not successful

9.All performance standards and remedial measures to be implemented if performance standards are not met;

10.Biological resources-related facility closure measures including a description of funding mechanism(s)

11.A process for proposing plan modifications to the County of Riverside Environmental Programs Department and appropriate agencies for review and approval

12.A requirement to submit any sightings of any special-status species that are observed on or in proximity to the Project site, or during Project surveys, to the CNDDB per CDFW requirements.

The HMMP must be reviewed and approved by the RCA prior to submittal to EPD. The applicant must provide confirmation of HMMP approval to EPD at time pf plan submittal.

30.EPD. 9 SP - BIO MONITOR

RECOMMND

Prior to the issuance of any grading permits a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities that occur within or in proximity of the CDFW Vegetated/MSHCP Riparian areas as depicted in Figure 16 of the Biological Resources Report written by Cadre Environmental in September of 2013. The biological monitor must also be present when working in proximity to any areas that are adjacent to any MSHCP Conservation Areas as depicted in the JPR 14-02-06-01 Regional Map. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 9 SP - BIO MONITOR (cont.)

RECOMMND

further information.

30.EPD. 10 SP - BIO MONITOR REPORT

RECOMMND

Prior to the issuance of any building permits, a qualified biological monitor shall submit a final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

30.EPD. 11 SP - TEMPORARY FENCE

RECOMMND

Prior to the issuance of any grading plans, the areas mapped as "Proposed MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map and are outside of the mapped project footprint on Figure 16 of the Biological Resources Report written by Cadre Environmental in September of 2013, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire MSHCP Conservation Area. The only areas of the Conservation Area that will not be fenced are those that have been proposed for development and accounted for in the "Determination of Biologically Equivalent or Superior Preservation" written by Cadre Environmental and dated: October 2013. The document submitted to EPD to confirm temporary fencing must be prepared by a biologist who has an MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance.

30.EPD. 12 SP - PERMANENT FENCE PLAN

RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "Proposed MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map shall be permanently fenced for protection as permanent MSHCP conservation areas. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation,

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 12

SP - PERMANENT FENCE PLAN (cont.)

RECOMMND

illegal trespass or dumping in the delineated conservation areas. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

30.EPD. 13

SP - PERMANENT FENCE

RECOMMND

Prior to the issuance of any building permits, the areas mapped as "Proposed MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map shall be permanently fenced for protection as MSHCP Conservation Areas according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

30.EPD. 14

SP - WILDLIFE CROSSINGS

RECOMMND

Any project or projects that are proposed within the SP area shall be analyzed and possibly required to carry out the development of wildlife crossings whose design and locations are specified in JPR # 14-02-06-01 with a revision date of 5/12/14. The wildlife crossings must be installed in conjunction to the development of associated roads within the SP area.

30.EPD. 15

SP - ECS

RECOMMND

Prior to the recordation of any project maps, an Environmental Constraint Sheet (ECS) shall be prepared. Constrained areas will conform to the areas mapped as

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 15

SP - ECS (cont.)

RECOMMND

"Proposed Conservation Areas" in the JPR # 14-02-06-01 Regional Map and areas designated as "Proposed MSHCP Conservation Area on the MSHCP HANS02082 Map dated 7/16/13. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian) on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division.

The ECS map must be stamped by the Riverside County Surveyor with the following notes:

"MSHCP Conservation Area"

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the constraint area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height."

PARKS DEPARTMENT

30.PARKS. 1

SP - PROJECT TRAIL PLAN

RECOMMND

Prior to issuance of project approval, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PARKS. 2 SP - MAINTENANCE ENTITY RECOMMND

Prior to or in conjunction with the project approval the project applicant shall identify the trail(s) maintenance entity (in writing) to County Planning Department and the Regional Park and Open-Space District.

30.PARKS. 3 SP - TRAIL MAINTENANCE REGIONA RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

30.PARKS. 4 SP - OFFER OF DEDICATION RECOMMND

Prior to, or in conjunction with the recreation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"County Paleontological Report (PDP) No. 1439, prepared by Applied Earthworks concluded the project's potential to impact significant paleontological resources is high.
HENCE:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1

SP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant 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. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2

SP - PALEO MONITORING REPORT

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

30.PLANNING. 4

SP - NON-IMPLEMENTING MAPS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP - DURATION OF SP VALIDITY

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal or the County may begin Revocation Hearings. (For the purposes of this condition, substantial buildout shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 6 SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Prior to the approval of ny implementing project within the SPECIFIC PLAN (i.e.: ract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - SUBMIT FINAL DOCUMENTS (cont.) RECOMMND

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 7 SP - PROJECT LOCATION EXHIBIT RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 12 SP - GEO STUDY REQUIRED RECOMMND

Prior to the approval of any implementing project within [planning areas _____ of] the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a [geological/geotechnical] study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 14 SP - EA REQUIRED RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - EA REQUIRED (cont.)

RECOMMND

use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 15 SP - ADDENDUM EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16

SP - SUPPLEMENT TO EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 17

SP - SUBSEQUENT EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - SUBSEQUENT EIR (cont.) RECOMMND
not required."

30.PLANNING. 18 SP - COMPLETE CASE APPROVALS RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, all three (3) GPAs, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 19 SP - AMENDMENT REQUIRED RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - AMENDMENT REQUIRED (cont.) RECOMMND

includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 21 SP - AG/DAIRY NOTIFICATION RECOMMND

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 22 SP *- PA PROCEDURES RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP *- PA PROCEDURES (cont.)

RECOMMND

application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 23 SP - CC&R RES PUB COMMON AREA

RECOMMND

rior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

SP - CC&R RES PUB COMMON AREA (cont.)

RECOMMND

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 24 SP -CC&R RES PRI COMMON AREA RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

SP -CC&R RES PRI COMMON AREA (cont.)

RECOMMND

hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP -CC&R RES PRI COMMON AREA (cont.) (cont.) RECOMMND

property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 28 SP - F&G CLEARANCE RECOMMND

Prior to the approval of any implementing project within planning area 2, 3, 4, 5, 6, 7, OS-4, OS-7, and OS-8 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 29 SP - ACOE CLEARANCE RECOMMND

Prior to the approval of any implementing project within planning area 2, 3, 4, 5, 6, 7, OS-4, OS-7, and OS-8 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29 SP - ACOE CLEARANCE (cont.)

RECOMMND

improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 30 SP - SKR FEE CONDITION

RECOMMND

Prior to the approval of any implementing project the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 342.3 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 31 SP - POST GRADING REPORT

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - POST GRADING REPORT (cont.) RECOMMND

and pre-grading agreements with the qualified [archaeologist/paleontologist/other] were complied with."

30.PLANNING. 32 SP - SCHOOL MITIGATION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Hemet Unified and/or Temecula Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 35 SP - COMMON AREA MAINTENANCE RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - COMMON AREA MAINTENANCE (cont.) RECOMMND

shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

e. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) PA 5, PA 8, PA 15, OS-1, OS-2, OS-5, OS-6, OS-8, and OS-11.

30.PLANNING. 36 SP *- ENTRY MONUMENTATION RECOMMND

prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

- 1.An entry monument shall be shown on the Exhibit ____.
- 2.The entry monument shall be in substantial conformance to the design guidelines of Planning Area __ of the SPECIFIC PLAN, as shown on pages __ to __.
- 3.Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 39 SP - AVOID CULTURAL RESOURCE RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39 SP - AVOID CULTURAL RESOURCE (cont.) RECOMMND

on the implementing project:

"During the Project's construction phase, the area labeled "Avoided Cultural Resource" on the land use map (on file with the County) shall be avoided".

30.PLANNING. 40 SP - ARCHAEOLOGIST RETAINED RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: Prior to the issuance of a grading permit for any Project construction, the Project Applicant shall retain a County-qualified archaeologist to monitor all ground-disturbing activities in an effort to identify any unknown historic archaeological resources. During the demolition and grading process, the archaeological monitor should be present to monitor freshly excavated soil and to identify, document, and further explore any intact artifact-filled deposits that may become unearthed. This would include field and laboratory analysis of any artifacts that are recovered during the fieldwork. The locations of any new discoveries shall be plotted on a site map and described in detail. Further comparative analysis of the recovered artifacts from CA-RIV-10949/H with other historic-age farmstead sites in the region and interpretation of the data should also be carried out by a County-qualified archaeologist.

30.PLANNING. 41 SP - NATIVE AMERICAN MONITOR RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "At least 30 days prior to any grading activities, the Project Applicant shall contact the Soboba Band or Pechanga Tribe to notify them of grading, excavation, and proposed monitoring program, and to coordinate with the County and the Soboba Band or Pechanga Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The plan shall require the Applicant to retain a professional Tribal Monitor to monitor all ground-disturbing activities in an effort to identify any archaeological and cultural resources. The plan shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Soboba Band or Pechanga Tribe monitors during on-site and off-site

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41

SP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

grading, excavation, and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. During the demolition and grading process, the archaeological monitor should be present to monitor freshly excavated soil and to identify, document, and further explore any intact artifact-filled deposits that may become unearthed. This would include field and laboratory analysis of any artifacts that are recovered during the fieldwork. The locations of any new discoveries shall be plotted on the site map and described in detail. The archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the Soboba Band or Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Further comparative analysis of any recovered artifacts from CA-RIV-10950/H with other Archaic-age sites in the region and from CA-RIV-10949/H with other historic-age farmstead sites in the region and interpretation of the data should also be carried out by a County-qualified archaeologist".

30.PLANNING. 42

SP - MONITORING PLAN

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "Prior to the beginning of any ground-disturbing activities, the County-qualified archaeologist shall file a pre-grading report with the County (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Mitigation Measure F-2, the archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the appropriate local Soboba Band or Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Soboba Band or Pechanga Tribe monitors shall be allowed to monitor all on-site and off-site grading, excavation, and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42 SP - MONITORING PLAN (cont.)

RECOMMND

project archaeologist. The archaeologist shall also be responsible for a post-grading monitoring report to be submitted to the County, the Project Applicant, the Eastern Information Center, and the Pechanga Tribe and the Soboba Band of Luiseno Indians no later than 45 days after completion of all monitoring activities".

30.PLANNING. 43 SP - CA-RIV-10951/H

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "The Project Applicant, the Soboba Band or Pechanga Tribe, and the County-qualified archaeologist shall conduct controlled grading utilizing a paddle grader during construction impacts to CA-RIV-10951/H. The purpose of the controlled grading at and around the site as outlined in the area labeled as "Controlled Grade Area" is to afford the opportunity to determine whether any subsurface resources are associated with the site and if so, to collect the resources for appropriate treatment pursuant to Section V(g) of the Agreement and in the Monitoring Plan to be developed by the project archaeologist in consultation with the Soboba Band or Pechanga Tribe. The Developer shall only use a paddle grader, and no other ground disturbing equipment or methods, in the "Controlled Grade Area" delineated and labeled on the attached land use map. All controlled grading shall be monitored according to the provisions of Mitigation Measure F-2".

30.PLANNING. 44 SP - UNANTICIPATED RESOURCES

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: " If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Soboba Band or Pechanga Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code ° 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Soboba Band or Pechanga Tribe cannot

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - UNANTICIPATED RESOURCES (cont.) RECOMMND

agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Soboba Band or Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Planning Commission and/or Board of Supervisors".

30.PLANNING. 45 SP - ARTIFACT DISPOSITION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:"The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found on the project area to the appropriate local Soboba Band or Pechanga Tribe for proper treatment and disposition as outlined in the Treatment and Monitoring Agreement required in Mitigation Measure F-2".

30.PLANNING. 46 SP - SACRED SITE AVOIDANCE RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:": All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible".

30.PLANNING. 47 SP - IF HUMAN REMAINS FOUND RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:"If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 47 SP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

decision as to the treatment and disposition has been made.
If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in Mitigation Measure F-2".

30.PLANNING. 48 SP - MM-D-16 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of a building permit, the County Building Department shall ensure that the Project does not include hearths or includes only natural gas hearths.

30.PLANNING. 49 SP - MM-D-17 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(90 series):

Prior to issuance of a certificate of occupancy, the County Building Department shall ensure that the Project uses low VOC cleaning supplies.

30.PLANNING. 50 SP - MM-D-18 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(90 series):

Prior to issuance of a certificate of occupancy, the County Waste Management Department shall ensure that the Project incorporates compost and recycling services.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 51 SP - MM-D-19

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of a building permit, the County Building Department shall ensure that the Project incorporates water conservation strategies designed to meet CalGreen reductions of 20 percent in indoor water use. This should include incorporating low water, Energy Star-compliant appliances and furniture, dual flush or toilets that use less than 1.6 gallons per flush (gpm), install faucets and showerheads using 2.5 gpm or less, water-saving landscape techniques such as drip irrigation.

30.PLANNING. 52 SP - MM-E-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project Applicant shall pay MSHCP Local Development Mitigation fees as established and implemented by the County.

30.PLANNING. 53 SP - MM-E-3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, a 30-day burrowing owl preconstruction survey shall be conducted immediately prior to the initiation of ground-disturbing construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. The survey shall be conducted in compliance with both MSHCP and CDFW guidelines. A report of the findings prepared by a qualified biologist shall be submitted to the County prior to any permit or approval for ground disturbing activities.

If burrowing owls are detected on-site during the 30-day preconstruction survey, during the breeding season (February 1 to August 31), then construction activities

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 53 SP - MM-E-3 (cont.)

RECOMMND

shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are complete or not initiated. In addition to monitoring breeding activity, if during the breeding season, a burrowing owl mitigation plan shall be developed based on the County EPD, CDFW, and USFWS requirements for the active relocation of individuals to the Lake Mathews Preserve.

30.PLANNING. 54 SP - MM-E-2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project Applicant shall pay the fees pursuant to County Ordinance 663.10 for the Riverside County SKR HCP Fee Assessment Area as established and implemented by the County.

30.PLANNING. 55 SP - MM-E-4

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Mitigation for potential direct/indirect impacts to common and MSHCP covered sensitive passerine and raptor species shall require compliance with the federal MBTA. Construction outside the nesting season (between September 1 and January 31) does not require pre-removal nesting bird surveys. If construction is proposed between February 1 and August 31, a qualified biologist shall conduct a nesting bird survey(s) no more than fourteen days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Project site. The survey(s) shall focus on identifying any raptors and/or passerines nests that could be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be deterred until the young

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 55 SP - MM-E-4 (cont.)

RECOMMND

birds have fledged. A minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted to the County prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur.

A report of the findings prepared by a qualified biologist shall be submitted to the County prior to construction that has the potential to disturb any active nests during the nesting season. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA.

30.PLANNING. 56 SP - MM-E-5

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project Applicant shall provide the RCA or similar entity with fee title/ownership and management responsibilities for the 106.85-acre MSHCP Proposed Conservation Area designated by the County of Riverside EPD as illustrated on Figure III-1 (refer to Section III [Project Description]).

30.PLANNING. 57 SP - MM-E-6

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To meet the criteria of a biologically equivalent or superior alternative, the Project Applicant shall offset impacts to 1.29 acre of MSHCP riparian/riverine habitat by restoring 2.58 acres of non-riparian/riverine habitat as directed by the RCA, USFWS, CDFW, USACE, and RWQCB. The 2.58 acres of mitigation lands shall be identified,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 57 SP - MM-E-6 (cont.)

RECOMMND

restored and located adjacent to the existing, on-site riparian corridor. Specifically, the proposed restoration shall occur within the on-site MSHCP Proposed Conservation Area, which shall have been conveyed in fee title, or by conservation easement, to the RCA. An MSHCP DBESP shall be prepared and submitted to the County, RCA, and wildlife agencies for review and approval prior to issuance of a grading permit.

30.PLANNING. 58 SP - MM-E-7

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project Applicant shall obtain a 404 Nationwide Permit from the USACE, 1602 SAA from CDFW, and a 401 Certification issued by the RWQCB pursuant to the California Water Code Section 13260. During the permit process a Habitat Mitigation Monitoring Plan (HMMP) shall be developed and approved by the County EPD, RCA, and applicable regulatory and wildlife agencies. As outlined in E-6, mitigation ratios and restoration efforts shall occur on-site within the MSHCP Proposed Conservation Area adjacent to the riparian corridor (French Valley Creek). A total of 2.58 acres shall be restored.

30.PLANNING. 59 SP - MM-F-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to the issuance of a grading permit for any Project construction, the Project Applicant shall retain a County-qualified archaeologist to monitor all ground-disturbing activities in an effort to identify any unknown historic archaeological resources. During the demolition and grading process, the archaeological monitor should be present to monitor freshly excavated soil and to identify, document, and further explore any intact artifact-filled deposits that may become unearthed. This would include field and laboratory analysis of any

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 59 SP - MM-F-1 (cont.)

RECOMMND

artifacts that are recovered during the fieldwork. The locations of any new discoveries shall be plotted on a site map and described in detail. Further comparative analysis of the recovered artifacts from CA-RIV-10949/H with other historic-age farmstead sites in the region and interpretation of the data should also be carried out by a County-qualified archaeologist.

30.PLANNING. 60 SP - MM-G-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of a building permit, it shall be determined by the Project Developer and the County if structural improvements are proposed within the northwestern portion of the Project site where alluvium may extend to a depth of 25 feet. The removal depth within this area may be limited to a maximum of 10 feet (or 2 feet above groundwater level) as opposed to complete removal of alluvium. However, it is recommended that construction of buildings in areas underlain by compressible silt and clays (such as the vicinity of Boring B-7) be delayed at least 4 months after grading and excavation to allow for consolidation settlement to take place. After completion of the recommended removal and prior to placing additional fill, the approved surface should be scarified a minimum of 8 inches, moisture conditioned and compacted to a minimum 90 percent of the maximum dry density in accordance with ASTM D1557. Saturated soils may require drying back to near optimum moisture content or mixing with drier materials.

30.PLANNING. 61 SP - MM-G-2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of grading permits, a detailed geotechnical investigation report shall be submitted to the County with engineered grading plans that provides site-specific recommendations to allow for development that meets the requirements of the State and County Building

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 65 SP - MM-K-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of building permits, the County shall ensure compliance with the Highway 79 Condition of Approval. The allowable number of units shall be determined utilizing the ITE Trip Generation in consideration of: (a) TDM measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b), and (c). If the County establishes a fee program to achieve compliance with the Highway 79 policies, the Project Applicant may participate in such program as an alternative to compliance with the Highway 79 Condition of Approval. If the Highway 79 policies are amended, the Highway 79 condition may be amended in a corresponding fashion. If the Highway 79 policies are repealed, the Highway Condition of Approval will terminate. In any such instance, the environmental impacts of developing 1,282 units have been evaluated throughout the Belle Terre Specific Plan EIR.

30.PLANNING. 66 SP - MM-L-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project developer shall prepare and submit for approval by the County a construction-related noise mitigation plan that is consistent with County Ordinance 847 and General Plan Policy N 12.3. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this Project. Examples of potential mitigation methods include the following:

Temporary noise attenuation fences (approximately 5 to 10 dBA reduction in noise)

Preferential location of equipment (a reduction of 3dBA for every doubling of distance)

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 66 SP - MM-L-1 (cont.)

RECOMMND

Use of current noise suppression technology (e.g., mufflers and engine shrouds and equipment)

Notification to land uses in the vicinity of construction schedule

Posting of a contact name and number of contractor or County staff to receive complaints

30.PLANNING. 67 SP - MM-O-1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Existing-With-Project (2012) - 360 Dwelling Units
Prior to issuance of a Building Permit, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF, TUMF and RBBB fees in the amount and at the time specified for each funding program (refer to Table IV.O-17 in Section IV.O [Transportation/Traffic]) for the following improvements that are outside the County's jurisdiction:

Intersection 1: I-215 Southbound Ramps/Scott Road

Construct a second westbound left-turn lane

Intersection 7: Margarita Road/Murrieta Hot Springs Road

Modify the traffic signal to remove the southbound (west leg) crosswalk

Intersection 8: SR-79/Domenigoni Parkway

Modify the traffic signal to implement overlap phasing on the northbound right turn lane

Modify the traffic signal to remove the eastbound (south leg) crosswalk

Intersection 9: SR-79/Holland Road

Install a traffic signal

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 67 SP - MM-O-1 (cont.)

RECOMMND

Intersection 11: SR-79/Keller Road

"Install a traffic signal

Construct a northbound left-turn lane

Construct a southbound left-turn lane

Intersection 15: SR-79/Thompson Road

Construct a second northbound left-turn lane

Modify the traffic signal to implement overlap phasing on
the eastbound right-turn lane

Intersection 19: SR-79/Murrieta Hot Spring Road

Construct a second southbound left-turn lane

Modify the traffic signal to implement overlap phasing on
the southbound right-turn lanes

Modify the traffic signal to remove the southbound (west
leg) crosswalk

Intersection 21: SR-79/Nicolas Road

Modify the traffic signal to implement overlap phasing on
the northbound right-turn lane

Construct a second southbound left-turn lane

Intersection 22: SR-79/Margarita Road

Construct a southbound right-turn lane

Modify the traffic signal to implement overlap phasing on
the southbound right turn lane

Intersection 23: SR-79/Ynez Road

Modify the traffic signal to implement overlap phasing on
the eastbound right-turn lane

Intersection 24: SR-79/I-15 Northbound Ramps

Construct a southbound free-right-turn lane.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 68

SP - MM-O-2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:

Intersection 27: Pourroy Road-West/Auld Road

Install a traffic signal

Intersection 33: Washington and Abelia Street

Install a traffic signal

If the improvements would not be completed through the DIF or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy, subject to reimbursement or fee credit issues by the County.

30.PLANNING. 69

SP - MM-O-3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Existing-With-Project (2012) - 725 Dwelling Units
Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF and RBBD fees (refer to Table IV.O-17) for the following improvements that are outside the County:

Intersection 6: Leon Road and Scott Road:

Install a traffic signal

Construct a northbound left turn lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 69 SP - MM-O-3 (cont.)

RECOMMND

Construct a southbound left turn lane
Construct an eastbound left turn lane
Construct a westbound left-turn lane
Intersection 10: SR-79 and Scott Road:
Construct a westbound left-turn lane
Construct a westbound right-turn lane

30.PLANNING. 70 SP - MM-O-4

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Existing-Plus-Project (2012) - 1,282 Dwelling Units
Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBD fees (refer to Table IV.O-17) for the following improvement that is outside the County:

Intersection 10: SR-79/Scott Road
Construct an eastbound left-turn lane.

30.PLANNING. 71 SP - MM-O-5

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Existing-Plus-Project (2012) - 1,282 Dwelling Units
Prior to issuance of building permits, the Project Applicant shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:
Intersection 30: Washington Street/Keller Road (North Street):

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 71 SP - MM-O-5 (cont.)

RECOMMND

Install a traffic signal

Construct a northbound left-turn lane

Construct a southbound left-turn lane

Construct an eastbound left-turn lane

Construct a westbound left-turn lane and a shared
through-right-turn lane

If the improvements would not be completed through the DIF or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy and may seek a fee credit.

30.PLANNING. 72 SP - MM-O-6

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Near-Term (2014) and Long-Term (2035) Cumulative Conditions
Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBD fees in the amount and at the time specified for each funding program (refer to Table IV.O-17 in Section IV.O [Transportation/Traffic]).

30.PLANNING. 73 SP - MM-F-10

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of grading permits, the Project developer shall retain a qualified paleontologist to develop a Paleontological Resource Impact Mitigation Program (PRIMP) for the excavation phase of the Project shall be prepared. The PRIMP shall conform to the guidelines of the County and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 73 SP - MM-F-10 (cont.)

RECOMMND

the Society of Vertebrate Paleontology and include the following steps:

A trained paleontological monitor shall be present during ground-disturbing activities within the Project area in sediments determined likely to contain paleontological resources. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.

Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques.

All fossils collected shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.

A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared.

All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.

30.PLANNING. 74 SP - PA NO. 1 PARK

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

The neighborhood parks within Planning Areas 6, 9, 11, and 12 shall be fully constructed and operational prior to the issuance of the final building permit in the associated

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 74 SP - PA NO. 1 PARK (cont.) RECOMMND
 planning area.

30.PLANNING. 75 SP - PA NO. 3 PARK RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The neighborhood parks within Planning Areas 6, 9, 11, and 12 shall be fully constructed and operational prior to the issuance of the final building permit in the associated planning area.

30.PLANNING. 76 SP - PA NO. 9 PARK RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

The neighborhood parks within Planning Areas 6, 9, 11, and 12 shall be fully constructed and operational prior to the issuance of the final building permit in the associated planning area.

30.PLANNING. 77 SP - PA NO. 11 PARK RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

The neighborhood parks within Planning Areas 6, 9, 11, and 12 shall be fully constructed and operational prior to the issuance of the final building permit in the associated planning area.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 SP - TRAIL CONSTRUCTION COMPLE RECOMMND

Prior to the issuance of the 200 occupancy permit the applicant shall complete construction of the trail(s) with

SPECIFIC PLAN Case #: SP00382

Parcel: 472-180-001

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PARKS. 1 SP - TRAIL CONSTRUCTION COMPLE (cont.) RECOMMND

all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

100.PARKS. 2 SP - TRAIL MAINTENANCE MECHANI RECOMMND

Prior to the issuance of the 200 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PA 5 PARK CONSTRUCTION RECOMMND

The public park in Planning Area 5 shall be constructed concurrently with development in Planning Area 7. More specifically, prior to the issuance of the 1st occupancy permit for Planning Area 7.

100.PLANNING. 2 SP - COUNT RES BUILD PERMITS RECOMMND

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 1,282 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 3 SP - PA 5 PLANS REQUIRED RECOMMND

PRIOR TO THE ISSUANCE OF THE 1st occpancy permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the French Valley Recreation and Parks District] [County Service Area No. __] or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the French Valley Recreation and Parks District [County Service Area No. __]

SPECIFIC PLAN Case #: SP00382

Parcel: 472-180-001

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 SP - PA 5 PLANS REQUIRED (cont.) RECOMMND

or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4 SP - PA 8 PARK CONSTRUCTION RECOMMND

The public park and trail in Planning Area 8 shall be constructed concurrently with development in Planning Areas 9, 10, and 11. More specifically, prior to the issuance of the 1'st occupancy permit for either Planning Area 9, 10, or 11.

100.PLANNING. 5 SP - PA 8 PLANS REQUIRED RECOMMND

PRIOR TO THE ISSUANCE OF THE 1st occupancy permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the French Valley Recreation and Parks District] [County Service Area No. __] or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 8. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 8 and with the requirements of the French Valley Recreation and Parks District] [County Service Area No. __] or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 6 SP - PA 15 PARK/DETENTION RECOMMND

The public park/detention basin in Planning Area 15 shall be constructed concurrently with development in Planning Areas 13 and 14. More specifically, prior to the issuance

10/17/14
07:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 62

SPECIFIC PLAN Case #: SP00382

Parcel: 472-180-001

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 6 SP - PA 15 PARK/DETENTION (cont.) RECOMMND

of the 1'st occupancy permit for either Planning area 13 or 14.

100.PLANNING. 7 SP - PA 15/DETENTION PLAN RECOMMND

PRIOR TO THE ISSUANCE OF THE 1st occupancy permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the French Valley Recreation and Parks District] [County Service Area No. __] or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 15. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 15 and with the requirements of the French Valley Recreation and Parks District] [County Service Area No. __] or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL

FILE COPY

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 30, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department-Ben Johnson
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section

P.D. Landscaping Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Valley Wide Recreation & Parks District
County Service Area – Bill Brown
3rd District Supervisor
3rd District Planning Commissioner
City of Temecula

Temecula Unified School District
Hemet Unified School District
Western Municipal Water District
Southern California Edison
Southern California Gas Co.
San Diego Regional Water Control Board
South Coast Air Quality Management District
California Department of Fish and Game
U.S. Fish and Wildlife Service
Pechanga

SPECIFIC PLAN NO.382 SCREENCHECK NO. 1, GENERAL PLAN AMENDMENT NO.1113, GENERAL PLAN AMENDMENT NO.1013, GENERAL PLAN AMENDMENT NO.1014, CHANGE OF ZONE NO.7775 - EA No. 42506- Applicant: Regent Properties - Engineer/Rep.: Webb – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R:RM), Community Development: Medium Density Residential (CD:MDR) – Location: westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal – 342.3 gross acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture- 10 Acre Minimum (A-1-10), Light Agriculture- 5 Acre Minimum (A-1-5) and Rural Residential (RR) - **REQUEST:** The **Specific Plan** proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre. The proposal also includes 45.2 percent open space, 20.6 acres of park and trails, and 128.1 acres of conservation areas. There are three **General Plan Amendments** because they were filled at different times. All three combine to create the Specific Plan area and propose to change the Land Use Designations of the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) and Rural: Rural Mountainous (R:RM) to Medium High Density Residential (MHDR)(5-8 Dwelling Units Per acre), Open Space Recreation (OS-C) and Very High Density Residential (VHDR)(14-20 Dwelling Units Per Acre) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The **Change of Zone** proposes to change the zoning from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture- 10 Acre Minimum (A-1-10), Light Agriculture- 5 Acre Minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. - APN(s): 472-170-001, 472-180-001, 476-010-040, and 476-010-045

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 26, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Matt Straite, Project Planner, at (951) 955-8631 or email at MSTRAITE@rctlma.org / MAILSTOP# 1070.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

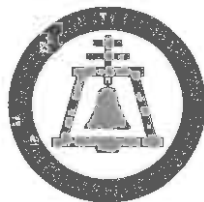
DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
155996

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

September 24, 2013



Riverside County Planning Department
County Administrative Center
Riverside, California

Attn: Matt Straite

Ladies and Gentlemen:

Re: Change of Zone 7775
Area: French Valley

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Tina Hanson of this office at 951.955.2511.

Very truly yours,


HENRY OLIVO
Engineering Project Manager

TH:blj



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

August 26, 2013

Matt Straite, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RECEIVED
AUG 27 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RE: Specific Plan (SP) No. 382
Proposal: The SP proposes a 342.3 acre residential community
APNs: 472-170-001; 472-180-001; 476-010-040; 476-101-045

Dear Mr. Straite:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located west of Washington Street and north of Yates Road, bisected by the San Diego Canal in the Southwest Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **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 Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, 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.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit for EACH PHASE**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department 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.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Scearce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

November 30, 2012

VIA E-Mail and USPS

**RE: Request for Information for the Regent Belle Terre Project, Riverside County
[Applied Earthworks]**

Dear Ms. George;

The Pechanga Band of Luiseño Indians ("the Tribe") appreciates your request for information regarding the above referenced Project. After reviewing the provided maps and our internal documents, we have determined that the Project area is not within reservation lands although it is within our ancestral territory.

At this time, we are interested in participating in this Project based upon traditional knowledge of the area and recorded sites within the Project area boundaries. The Tribe is very concerned about potential impacts to cultural resources and is requesting to meet with you and your firm as soon as possible to share maps and information prior to completion of the archaeological study.

The documentation of precontact materials on the Project is very significant as our maps and internal information show that within less than a ½ mile are two large habitation areas containing distinct activity areas. As you know, it is unusual to identify fully intact habitations with identifiable areas where food processing, tool making and other living activities occurred on the southern California landscape, so this is a unique area and important not only to archaeological research but to the Tribe as well. There are also other individually recorded sites – which are associated with the habitation areas, located within a closer proximity to the Project and which you have noted in your letter. The Tribe also knows that the Project is situated between larger clusters of habitation areas which make up the village complex in this area of French Valley. Therefore, the activity areas located within the Project boundaries are associated with these surrounding areas and create an intensive pattern of land use, trade, travel, subsistence sharing and the practice of traditional and religious ceremonies. In addition, it appears from aerial photographs that there are two existing drainages located on the Property. The existence of water as well as known cultural sites is a fairly good indicator that cultural may exist subsurface, including human remains. The Tribe has additional information we would be happy to show you in a meeting.

Currently, the Tribe requests the following:

- 1) Participation in all archaeological surveys, a field visit to the Property to view the recorded cultural sites and a meeting with the County, the Applicant and yourself to discuss avoidance, preservation and archaeological testing;
- 2) Notification once the Project begins the entitlement process, if it has not already;
- 3) Copies of all applicable archaeological reports, site records, proposed grading plans and environmental documents (EA/IS/MND/EIR, etc);

- 4) Government-to-government consultation with the Lead Agency as well as discussions with the Applicant and Project archaeologist regarding the cultural sites on the Project; and
- 5) The Tribe believes that monitoring by a Riverside County qualified archaeologist and a professional Pechanga Tribe monitor will be required during earthmoving activities however, it is still too early to provide specific requests and mitigation. Therefore, the Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed and we have met with the County, the Applicant and the Project archaeologist.

As a sovereign governmental entity, the Tribe is entitled to appropriate and adequate government-to-government consultation regarding the proposed Project. We would like you and your client to know that the Tribe does not consider initial inquiry letters from project consultants to constitute appropriate government-to-government consultation, but rather tools to obtain further information about the Project area. Therefore, the Tribe reserves its rights to participate in the formal environmental review process, including government-to-government consultation with the Lead Agency, and requests to be included in all correspondence regarding this Project.

Please note that we are interested in participating in surveys within Luiseño ancestral territory. Prior to conducting any surveys, please contact the Cultural Department to schedule specifics. If you have any additional questions or comments, please contact me at ahoover@pechanga-nsn.gov or 951-770-8104.

Sincerely,



Anna M. Hoover
Cultural Analyst



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

February 28, 2013

VIA E-MAIL and USPS

Mr. Matt Straite
Project Planner
County of Riverside TLMA
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: Pechanga Tribe Request for Consultation Pursuant to SB 18 for the Belle Terre Project, GPAs 1113, 1013 & 1014, SP 382

Dear Mr. Straite:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government in response to the SB 18 notice provided by the County of Riverside, dated November 28, 2012. This letter serves as the Tribe's formal request for consultation under SB 18 for this Project.

At this time, we do not have sufficient information to engage in meaningful consultation, as required by SB 18. We request that a face-to-face meeting with representatives of the County, the Project Applicant and the Project archaeologist be scheduled as soon as possible so that we can begin discussing our concerns regarding the presence of cultural resources in the area, the proposed Phase II archaeological study, the development plans and the proposed Project's impact to the identified resources.

Further, the Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Tribe has received a copy of the Phase I Cultural Resources Survey Report conducted by Applied Earthworks in December 2012. We are very pleased with the study and the level of detailed information provided; however, we cannot agree that the assessment is accurate as there was no tribal involvement during the survey. As the County knows, tribal

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Searce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

monitors use a very specific, culturally guided and sensitive method to assess cultural resources from a different perspective than archaeologists. Often, in our experience, our monitors are able to identify resources or more accurately identify where such resources are located using their specialized skill set. Therefore, it is possible that sensitive resources are present on the Property that was not observed by the archaeological surveyors. The Tribe requests property authorization in order to conduct our own survey of the area. We can discuss this further during our consultation meeting.

The Tribe is further concerned that the entire Project has not been surveyed. Although the study explains that APNs 472-170-003 & -008 (designated the Northeastern Tracts) will be placed in permanent open space and that there are no proposed impacts to those lands at this time, the study also states that these lands have never been archaeologically/culturally surveyed. Based upon the known recorded resources in the area, including a village, the possibility that there are cultural resources located on these parcels is high. Surveying the parcels will be beneficial in at least two ways. First, any resources observed can be recorded and added to the records at the Eastern Information Center for this area. Knowledge of the additional resources will assist the Project archaeologist in providing a more complete and thorough significance determination for the resources located on the developable parcels. This information can provide additional data about the village that can be addressed through archaeological research questions. Secondly, by knowing about the resources, they can better be preserved and protected. Although the study does not detail who will be the final owner of these parcels, if the land should be transferred to the Riverside Conservation Authority (RCA) or another preservation agency, that agency should be fully aware that there are sensitive cultural resources that must be cared for and that the Tribe is very willing to assist with that long-term care and preservation.

An additional comment regarding the Phase I study pertains to Section 2.5 Ethnographic Setting. The Tribe concurs that Cahuilla populations may have moved into the French Valley area during the historic era (mid-1800s) due to displacement of traditional Luiseño groups who were removed from their lands to work on the Missions. In fact, the Tribe has ethnographic evidence that this occurred at least on the eastern periphery of Luiseño territory, especially near the San Jacinto Mountains where the Cahuilla worked for the Missions and associated *Assistencia's* and thereby lived in Luiseño territory. However, the information provided in the archaeological study pertains more to the pre-contact lifeways that the Cahuilla practiced, not those that were undoubtedly changed by the European settler incursion. For clarification, the Tribe requests that this section be revised to reflect that this area is not traditional Cahuilla territory, which is evidenced by the absence of Cahuilla place names, artifacts, *tóota yixélval* (rock art) and other indicators of Cahuilla activities.

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with projects

in the area. During our consultation we will provide more specific, confidential information on the resources located on and near this Project.

The Tribe has received only the Phase I archaeological study and the July 18, 2012 Staff Report for this Project. Please provide us copies of all available development plans, geotechnical reports, hydrological reports, any additional archaeological information and the Initial Study as soon as possible so that we may review them prior to our initial SB 18 meeting. The Tribe also understands that the Phase I archaeological study has proposed a Phase II Testing program for the recorded cultural sites located within the Northwestern and Southeastern Tracts to determine significance of the sites. The Tribe urges the Project archaeologist and the County to assess these sites in relation to the larger village activity areas located within a very close proximity to the Project. We can discuss this further in our consultation meeting and we are also happy to assist the County by providing such an assessment taking into account the tribal values of this important area.

We further wish to discuss with the County and the Applicant/Developer the need for a Phase II in relation to the proposed Development. For example, if any of the sites are going to be left in Open Space or will be avoided, the Tribe requests that that site(s) not be subjected to any further excavations or impacts. This will assist the Tribe with preservation as well as reduce costs for the Developer. We can discuss this in more detail during our consultation.

Finally, as you know, the SB 18 consultation process is ongoing and continues for the duration of the Project. As such, under both CEQA and SB 18 we look forward to working closely with all parties involved on ensuring that a full, comprehensive environmental review of the Project's impacts is completed for this important and sensitive Luiseño area. Further, we hope to assist the County and the Developer/Applicant with ensuring that the Project is designed to avoid impacts to cultural resources, as mandated by CEQA, in addition to developing mitigation measures addressing the culturally appropriate and respectful treatment of human remains, cultural resources and inadvertent discoveries.

In addition to those rights granted to the Tribe under SB 18, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8104 or at ahoover@pechanga-nsn.gov once you have had a chance to review these comments so that we might schedule our first consultation under SB 18. Thank you.

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request for SB 18 Consultation RE Belle Terre, SP 382
February 28, 2013
Page 4

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel
Mr. David Jones, County Geologist
Ms. Ruth Rhoades, County Archaeologist
Mr. Lenny Dunn, Regent Properties
Ms. Vanessa Miro, Applied Earthworks

STATE OF CALIFORNIA

Edmund G. Brown, Jr. Governor

NATIVE AMERICAN HERITAGE COMMISSION

916 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-4251
 Fax (916) 657-5390
 Web Site www.nahc.ca.gov
 e-mail: ds_nahc@pacbell.net



November 20, 2012

Mr. Matt Straite, Senior Planner

RIVERSIDE COUNTY PLANNING DEPARTMENT

4080 Lemon Street, 12th Floor
 Riverside, CA 92502-1409

Sent by FAX to: 951-955-3157

No. of Pages: 3



Re: Native American Tribal Consultation pursuant to California Government Code Section 65352.3 *et seq.* for the proposed **"Specific Plan No. 382; General Plan Amendment No. 113, 1013, and 1014, Change of Zone No. 7775 ;"** located in the French Valley, Riverside County, California

Dear Mr. Straite:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. The Native American Heritage Commission is the state 'trustee agency' designated for the protection of Native American Cultural Resource pursuant to CA Public Resources Code §21070. In the 1985 Appellate Court decision (170 Cal App 3rd 804), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources, impacted by proposed projects including archaeological, places of religious significance to Native Americans and burial sites

Attached is a consultation list of tribal governments with traditional lands or cultural places located within the Project Area of Potential Effect (APE). The tribal entities on the list are for your guidance for **government-to-government consultation** purposes. Pursuant to CA Public Resources Code §5097.95, please provide pertinent project information to the tribal consulting parties, including archaeological studies.

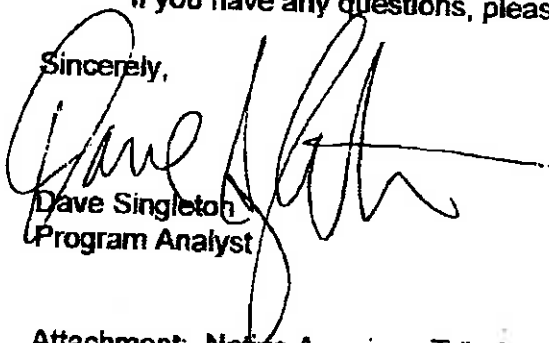
The NAHC did conduct a Sacred Lands File search of the 'area of potential effect, (APE) , Native American cultural resources were not identified in the area you specified as the APE. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American traditional cultural places or cultural landscapes in any APE. While in this case, a search of the NAHC *Sacred Lands File* did not indicate the presence of any sites within the APE you provided, a Native American tribe or individual may be the only source for the presence of traditional cultural places. For that reason, enclosed is a list of Native American Individuals/organizations who may have knowledge of

traditional cultural places in your project area. This list should provide a starting place in locating any areas of potential adverse impact

The NAHC works with Native American tribal governments regarding its identification of 'Areas of Traditional Use.' The Commission may adjust the submitted data defining the 'Area of Traditional Use' in accordance with documentation provided by consulting tribes, generally accepted ethnographic, anthropological, archeological research and oral history. Pursuant to CA Public Resources Code § 5097.95, the NAHC requests cooperation from other public agencies in order that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties, including archaeological studies. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and California Public Resources Code Section 21083.2 (Archaeological Resources) that requires documentation, data recovery of cultural resources, construction to avoid sites and the possible use of covenant easements to protect sites.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,



Dave Singleton
Program Analyst

Attachment: Native American Tribal Government Consultation List

**California Tribal Government List
Riverside County
November 20, 2012**

Los Coyotes Band of Mission Indians
Shane Chapparosa, Chairman
P.O. Box 189 Cahuilla
Warner, CA 92086
(760) 782-0711

Santa Rosa Band of Mission Indians
John Marcus, Chairman
P.O. Box 391820 Cahuilla
Anza, CA 92539
(951) 659-2700
(951) 659-2228 Fax

Pala Band of Mission Indians
Historic Preservation Office/Shasta Gaughen
35008 Pala Temecula Road, PMB50 Luiseno
Pala, CA 92059 Cupeno
PMB 50
(760) 891-3515
sgaughen@palatribe.com

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road Cahuilla
Banning, CA 92220 Serrano
(951) 849-8807
(951) 755-5200

Pauma & Yuima Reservation
Randall Majet, Chairperson
P.O. Box 369 Luiseno
Pauma Valley, CA 92061
paumareservation@aol.com
760) 742-1289

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula, CA 92593
(951) 770-6100
hlaibach@pechanga-nsn.gov

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670 Cahuilla
Anza, CA 92539
admin@ramonatribe.com
(951) 763-4105

Cahuilla Band of Indians
Uther Salgado, Chairperson
PO Box 391760 Cahuilla
Anza, CA 92539
tribalcouncil@cahuilla.net
915-763-5549

Soboba Band of Mission Indians
Rosemary Morillo, Chairperson; Attn: Carrie Garcia
P.O. Box 487 Luiseno
San Jacinto, CA 92581
carrieg@soboba-nsn.gov
(951) 654-2765

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3 and 65362.4, et seq.



VALLEY-WIDE RECREATION & PARK DISTRICT
P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

BOARD OF DIRECTORS
Larry Mink
President
Tina Gorman
Vice President
Steve Simonson
Secretary
John Bagg
Treasurer
Neil Sotgiell
Chairman
Dean Wetter
General Manager

September 25, 2013

Matt Strait
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-14019

RE: SP NO. 382 SCREENCHECK NO. 1, GENERAL PLAN AMENDMENT NOS. 1113, 1013, AND 1014 AND CHANGE OF ZONE NO. 7775 – REGENT PROPERTIES

Dear Matt:

Valley Wide has reviewed the development packet for the above referenced projects and have the following comments:

1. The project is required to annex into the French Valley Park and Landscape Maintenance District.
2. The Open Space – Recreation area denoted in PA 5 indicates only 2.7 acres. Park requirements are five (5) acres of active parkland for every 1,000 population.
3. All noted open space areas that are not providing active park amenities will not be counted towards park land credit.
4. In lieu of paying park fees, developer must build the park to Valley-Wide District standards.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,

Dean Wetter, General Manager
Valley-Wide Recreation and Park District



John V. Rossi
General Manager

Securing Your Water Supply

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5

August 7, 2013

Matt Straite, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

SPECIFIC PLAN NO. 382-SCREENCHECK NO. 1, GENERAL PLAN AMENDMENT NO. 1113, GENERAL PLAN AMENDMENT NO. 1013, GENERAL PLAN AMENDMENT 1014, CHANGE OF ZONE NO. 7775, EA 42506

This letter is in response to your request for conditions for the above referenced project received on August 1, 2013. Western Municipal Water District (Western) has no comments on proposed Specific Plan No. 382 - Screencheck No. 1, General Plan Amendment No. 1113, General Plan Amendment 1013, General Plan Amendment No. 1014, and Change of Zone No. 7775

Western does not provide retail water service in the vicinity of French Valley for APNs; 472-170-001, 472-180-001, 476-010-040, and 476-010-0045. Our records indicate that Eastern Municipal Water District is the water and/or sewer purveyor for this area.

Should you have any further questions regarding this matter, please contact Development Services at (951) 571-7100.

A handwritten signature in black ink that reads "Tammy Martin".

TAMMY MARTIN
Engineering Technician
Western Municipal Water District

TM:sc

Enc: Request for Conditions

\\Wmwd-fsmain\development\CONDITION LETTERS\RIVERSIDE COUNTY\NoCommentLtr-CO-SP382_GPA1113_GPA1013_GPA1014_CZ7775.doc



Dr. Barry L. Kayrell
Superintendent

Dr. LaFaye Platter
Deputy Superintendent

Dr. David Horton
Assistant Superintendent

Vincent Christakos
Assistant Superintendent

**Professional Development
Service Center**

1791 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-5115

**Professional Development
Academy**

2085 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-6421

www.hemetusd.k12.ca.us

Governing Board

Paul Bakkom
Dr. Lisa DeForest
Marilyn Forst
Vic Scavarda
James Smith
Ross Valenzuela
Joe Wojcik

August 14, 2013

Matt Straite
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502
(951) 955-8631

Re: SP 382 Screencheck 1, GPA 1113, GPA 1013, GPA 1014, CZ 7775

Dear Mr. Straite,

Hemet Unified School District (HUSD) is in receipt of the Land Development Committee/Development Review Team Initial Case Transmittal for Specific Plan No. 382 Screencheck No. 1 and related general plan amendments and zone change, referred to as Belle Terre (Project). The Project is located east of Washington Street and south of Keller Road. In terms of residential construction, the Project proposes a 342.3 acre residential community consisting of 1,282 units with densities ranging from 0.5 to 14 units per acre, with an overall density of 3.7 units per acre.

The current permanent school facilities in HUSD have an original design capacity of 20,299 students. Presently, our enrollment is 21,698. We are accommodating the extra enrollment with portable facilities but have reached a point where our core facilities at most sites have become saturated. With 1,282 new residential units, the Project has the potential to generate upwards of 900 new students. Attached is a detail of our schools, current enrollment and capacity.

While most of the Project falls within HUSD, the non-contiguous southern portion of the Project is within Temecula Valley Unified School District (TVUSD). The Project area within HUSD is currently served by Winchester Elementary School for grades K-5, Rancho Viejo Middle School for grades 6-8 and Tahquitz High School for grades 9-12. However, there is currently a territory transfer being proposed that would transfer the entire Project area from HUSD to TVUSD. The transfer is anticipated to be finalized before the 2014-15 school year. Currently, if students residing in the transfer area wish to attend TVUSD schools, their inter-district transfers will be granted upon request.

Prior to Regent Properties current proposal, the Garrett Group had proposed a similar project at this location. The Garrett Group had been working with HUSD to locate a 12 acre elementary school site within their project. The California Department of Education had also given HUSD preliminary approval to continue with environmental studies do find an adequate site for an elementary school within the Garrett Group's project. Please be in contact with TVUSD to determine their needs for a school within the currently proposed Project.

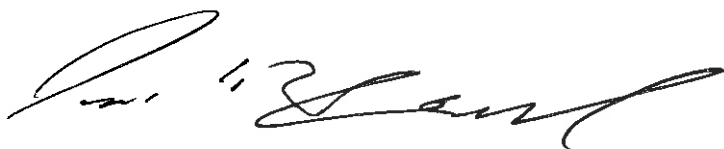
RECEIVED
AUG 15 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Based on current transportation policies, the Project would be eligible for transportation provided by HUSD, to HUSD's schools. Detailed information on HUSD's transportation services can be found at <http://www.hemetusd.k12.ca.us/business/transpo/index.html>.

Please add TVUSD to the distribution list for this Project. If you have any questions, please contact me at (951) 765-5100 x5465 or jbridwell@hemetusd.k12.ca.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Jesse Bridwell". The signature is fluid and cursive, with a large initial "J" and "B".

Jesse Bridwell
Facilities Planner

Cc: Jane Dixon, Director of Facilities, TVUSD

SCHOOL	GRADE LEVEL	ENROLLMENT*	PERMANENT CAPACITY**	OVER (+) / UNDER (-) CAPACITY
Acacia Middle	6-8	813	812	1
Bautista Creek Elementary	K-5	931	566	365
Cawston Elementary	K-5	822	570	252
College Prep High	9-12	186	0	186
Cottonwood School	K-8	234	305	-71
Dartmouth Middle	6-8	910	1,082	-172
Diamond Valley Middle	6-8	1,125	1,322	-197
Fruitvale Elementary	K-5	921	530	391
Hamilton School	K-8	455	215	240
Hamilton High	9-12	330	450	-120
Harmony Elementary	K-5	884	558	326
Hemet High	9-12	2,428	2,838	-410
Idyllwild School	K-8	282	255	27
Jacob Wiens Elementary	K-5	737	570	167
Little Lake Elementary	K-5	844	522	322
McSweeny Elementary	K-5	747	558	189
Ramona Elementary	K-5	722	480	242
Rancho Viejo Middle	6-8	1,280	1,456	-176
Santa Fe Education Center	K-12	925	890	35
Tahquitz High	9-12	1,594	2,418	-824
Valle Vista Elementary	K-5	653	520	133
West Valley High	9-12	1,848	2,252	-404
Western Center Academy	6-8	374	240	134
Whittier Elementary	K-5	1,102	550	552
Winchester Elementary	K-5	551	340	211
TOTAL	K-12	21,698	20,299	1,399

*Enrollment as of 10/3/2012 (Enrollment Reporting Day)

**Loaded at the State standard to allow for Class Size Reduction (K-3 = 20, 4-12 = 30, SDC = 15, SH = 8)



The Garrett Group
Land & Real Estate Investment Management

January 31, 2012

Mr. Greg Neal
Deputy Director, Planning Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, California 92501

Re: General Plan Amendment Nos. 1013 and 1014
APNs 472-170-003, 472-170-008, 472-180-003, 472-200-002
(The "French Valley Property")

Dear Mr. Neal:

On May 6, 2010, acting on applications from the Garrett Group, the County Board of Supervisors adopted orders initiating proceedings for general plan amendments Nos. 1013 and 1014 for the French Valley Property referenced above. On March 25, 2011, the Garrett Group contributed the French Valley Property to a joint venture with Regent Properties. Regent is the manager of the joint venture.

After the French Valley Property was contributed to the joint venture and in conjunction with the disposition of a number of the Garrett Group's assets in unincorporated Riverside County, a former member of my administrative staff, Chris Allies, requested refunds from the County with regard to Garrett Group funds on deposit with the Planning Department. It has come to my attention that in the case of the French Valley Property, this request somehow caused the County to notate the above referenced general plan amendment cases as "withdrawn." This result was not the intent of Ms. Allies' request to the County for refunds nor was she ever authorized by the Garrett Group to request the County to withdraw the general plan amendment cases at issue. In fact, when I recently learned that the County had deemed these cases to be in a withdrawn status I was quite surprised. Further, since Garrett Group had already transferred the French Valley Property to the joint venture at the time of Ms. Allies' request, it is clear that she

2/
January 31, 2012
Mr. Greg Neal

had no standing or authorization to change an ongoing land use process effecting property that the Garrett Group did not control. She simply intended that the Garrett Group's deposit be refunded and our understanding was the County would look to Regent to replace the funds in the deposit account when such funds are required to further process the cases. Regent has informed us that it is willing to immediately replace the deposit.

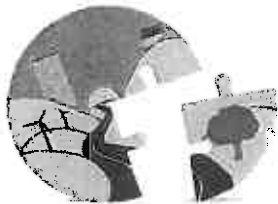
Therefore we are hereby requesting that the County's records be immediately corrected to reflect the fact that the general plan amendment cases have not been withdrawn.

Thank you for your considered attention to this matter.

Sincerely,


Paul Garrett

cc: Regent Properties



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set 15#
CC006356

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP 00382

DATE SUBMITTED: 4-23-12

APPLICATION INFORMATION

Applicant's Name: Regent Properties

E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd # 200

<u>Los Angeles</u>	<u>Street</u> <u>CA</u>	<u>90049</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (310) 806-9822 Fax No: (310) 806-9801

Engineer/Representative's Name: WEBB Associates - Bruce A. Davis E-Mail: bruce.davis@webbassociates.com

Mailing Address: 3788 McCray Street

<u>Riverside</u>	<u>Street</u> <u>CA</u>	<u>92506</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Regent French Valley, LLC E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd # 200

<u>Los Angeles</u>	<u>Street</u> <u>CA</u>	<u>90049</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (310) 806-9822 Fax No: (310) 806-9801

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

GPA 01113
EA 42506

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

CFG 05982

APPLICATION FOR SPECIFIC PLAN LAND USE

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.

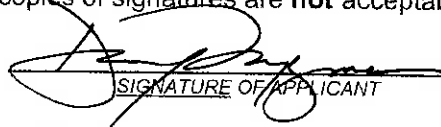
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Regent Properties

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Regent French Valley, LLC

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attachment A

Section: N1/2 Section 27, 34 Township: 6 South Range: 2 West

Approximate Gross Acreage: 343.6 acres

General location (nearby or cross streets): North of Thompson Street, South of Scott Road, East of Washington Street, West of Judith Road

APPLICATION FOR SPECIFIC PLAN LAND USE

Thomas Brothers map, edition year, page number, and coordinates: 2004 Edition, p. 899, G3, G4, G5, H3

Land Uses: Please provide a listing of the **proposed** land uses to include the following:

1. Residential uses by product type, number of units and acreage;
2. Commercial uses with proposed acreage;
3. Industrial uses with proposed acreage;
4. Open space/recreational uses with proposed acreage; See Attachment B for project description
5. Public facilities with proposed acreage, etc.

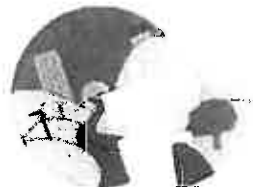
<u>LAND USE</u>	<u>ACREAGE</u>	<u>NUMBER OF UNITS</u> <small>(RESIDENTIAL ONLY)</small>
MDR	36	128
MHDR	83.5	549
HDR	21.1	211
VHDR	17.1	240
Parks	47.4	
Open Space	97.7	
Streets	40.8	
Totals	343.6	1,128

The applicant shall provide a brief description of the project (not to exceed 10 pages) that will be used to help prepare the initial study (environmental assessment). Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.

**FILING INSTRUCTIONS FOR
SPECIFIC PLAN APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Specific Plan application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

- THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**
1. One completed and signed application form.
 2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC006356

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA
PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR
ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01113 DATE SUBMITTED: 4-23-12

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Regent Properties E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd # 200

Los Angeles Street 90049
City CA ZIP
State

Daytime Phone No: (310) 806-9822 Fax No: (310) 806-9801

Engineer/Representative's Name: WEBB Associates - Bruce A. Davis E-Mail: bruce.davis@webbassociates.com

Mailing Address: 3788 McCray Street

Riverside Street 92506
City CA ZIP
State

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Regent French Valley, LLC E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd # 200

Los Angeles Street 90049
City CA ZIP
State

Daytime Phone No: (310) 806-9822 Fax No: (310) 806-9801

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

SP 00382
EA 42506
CFG 05882

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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 signature below 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 your application, you 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.

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Regent Properties

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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Regent French Valley, LLC

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attachment A

Section: N1/2 Section 27, 34 Township: 6 South Range: 2 West

Approximate Gross Acreage: 343.6 acres

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Thompson Street, South of Scott Road, East of Washington Street, West of Judith Road

Thomas Brothers map, edition year, page number, and coordinates: 2005 Edition, pg. 899, G3, G4, H3

Existing Zoning Classification(s): Rural Residential

Existing Land Use Designation(s): Rural Mountainous

Proposal (describe the details of the proposed general plan amendment):

Existing GPAs - Per the Board of Supervisions direction on the on-going GPA Applications 1013 and 1014, the SE and NE sites are proposed to be changed from Rural Mountainous (RM) to Rural Community-Very Low Density Residential (RC-VLDR) and to be removed from the North Skinner Policy Area. This current GPA application does not propose changes to the on-going GPA Applications 1013 and 1014.

Current GPA proposal - This GPA application is to add the Specific Plan Overlay designation to accommodate the Belle Terre Specific Plan over the entire 343.6-acre site. See Attachment B.

Related cases filed in conjunction with this request:

Belle Terre Specific Plan

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos GPA 1013 and 1014

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Company/District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____

To be determined with Plan of Service at later date.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

0004739

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01013 DATE SUBMITTED: 2/15/08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: David Ernst
Will Rogers (The Garrett Group) E-Mail: wrogers@thegarretgroup.net

Mailing Address: One Better World Circle, Suite 300
Temecula Street CA 92590
City State ZIP

Daytime Phone No: (951) 308-2094 Fax No: (951) 308-2095

Engineer/Representative's Name: Scott Vinton (Nolte Engineering) E-Mail: scott.vinton@nolte.com

Mailing Address: 15070 Avenue of Science, Suite 100
San Diego Street CA 92128
City State ZIP

Daytime Phone No: (858) 395-0500 Fax No: (858) 385-0400

Property Owner's Name: See page 2 (two) E-Mail: See applicant name

Mailing Address: One Better World Circle, Suite 300
Temecula Street CA 92590
City State ZIP

Daytime Phone No: (951) 506-6556 Fax No: (951) 506-4821

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

E 41846 / CFG05193

65.83. ac

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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Will Rogers

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

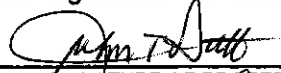
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Paul Garrett 1994 Revocable Trust

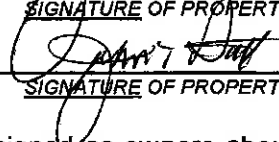
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PG Acquisitions , LLC

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 472-170-003, 472-180-003, 472-170-008

Section: 27 Township: Six South Range: Two West

Approximate Gross Acreage: 75 acres

General location (nearby or cross streets): North of Fields Drive / Sidney Circle, South of Rawson Road, East of Washington Street, West of Judith Road.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2004 Edition, pg.899, G3,G4,H3

Existing Zoning Classification(s): Rural Residential

Existing Land Use Designation(s): Rural Mountainous

Proposal (describe the details of the proposed general plan amendment):

Applicant proposes to amend GP land use designation for project area from Rural Mountainous (RM) to Medium Density Residential (MDR), as shown in Exhibit B (attached), and remove the project area from the North Skinner Policy Area (see Exhibit C) for consistency with that policy.

Related cases filed in conjunction with this request:

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Southern Edison	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Company	Southern California Gas company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	GTE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Company/District	Eastern Municipal Water District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	Eastern Municipal Water District	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) 8" line in Keller Road

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 15" line in Fields Road

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

CC004744

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPAB1014 DATE SUBMITTED: 2/15/08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: ~~Will Rogers~~ David Ernst E-Mail: ~~wrogers@thegarrettgroup.net~~

Mailing Address: One Better World Circle, Suite 300
Temecula, CA 92590
City State ZIP

Daytime Phone No: (951) 308-2094 Fax No: (951) 308-2095

Engineer/Representative's Name: Scott Vinton (Nolte Engineering) E-Mail: scott.vinton@nolte.com

Mailing Address: 15070 Avenue of Science, Suite 100
San Diego, CA 92128
City State ZIP

Daytime Phone No: (858) 395-0500 Fax No: (858) 385-0400

Property Owner's Name: Garrett Holdings, LLC E-Mail: see applicant name

Mailing Address: One Better World Circle, Suite 300
Temecula, CA 92590
City State ZIP

Daytime Phone No: (951) 506-6556 Fax No: (951) 506-4821

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

EA41847 / CFG045194

55.12

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Will Rogers

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Garrett Holdings, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 47²~~6~~-200-002

Section: N1/2 Section 34 Township: 6 South Range: 2 West

Approximate Gross Acreage: 55.1 acres

General location (nearby or cross streets): North of Benton Road, South of Fields Drive, East of Washington Street, West of undeveloped

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 899, 2004 Edition, G5

Existing Zoning Classification(s): Rural Residential

Existing Land Use Designation(s): Rural Mountainous

Proposal (describe the details of the proposed general plan amendment):

Applicant proposes to amend the GP land use designation for the site from Rural Mountainous (RM) to Medium Density Residential (MDR), as shown on attached Exhibit B, and remove the project area from the North Skinner Policy Area (see Exhibit C) for consistency with that policy.

Related cases filed in conjunction with this request:

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Southern Edison	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Company	Southern California Gas Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	GTE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Company/District	Eastern Municipal Water District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	Eastern Municipal Water District	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes No

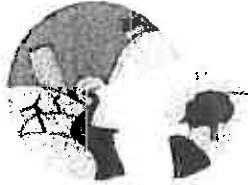
If "No," how far away are the nearest available water line(s)? (No of feet/miles) 8" line in Benton Road

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 12" line in Benton Road

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No



Carolyn Syns Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA
PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR
ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01014 - Replace Applicant/Owner DATE SUBMITTED: 3-13-2012

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: DANIEL T. GRYZZMAN E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd., Suite 200
Los Angeles, California 90049
Street
City State ZIP

Daytime Phone No: (310) 806.9822 Fax No: (310) 806.9801

Engineer/Representative's Name: Bruce Davis (Webb Associates) E-Mail: _____

Mailing Address: 3788 Mc Cray Street
Riverside, CA 92506
Street
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Regent French Valley, LLC E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd., Suite 200
Los Angeles, California 90049
Street
City State ZIP

Daytime Phone No: (310) 806.9822 Fax No: (310) 806.9801

Riverside Office - 4080 Lemon Street, 12th Floor
P.O. Box 1408, Riverside, California 92502-1409
(951) 955-3200 - Fax (951) 955-1811

Desert Office - 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 - Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Jeff Dinkin

DAMIR GRUCLMAN
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Regent French Valley, LLC

Regent French Valley, LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Regent French Valley, LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 472-200-002

Section: N 1/2 Section 34 Township: 6 South Range: 2 West

Approximate Gross Acreage: 55.1 Acres

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Benton Road, South of Fields Drive, East of Washington Street, West of Undeveloped

Thomas Brothers map, edition year, page number, and coordinates: 899, 2004 Edition G5

Existing Zoning Classification(s): Rural Residential

Existing Land Use Designation(s): Rural Mountainous

Proposal (describe the details of the proposed general plan amendment):

Applicant proposes to amend the GP land use designation for the site from Rural Mountainous (RM) to Medium density Residential (MDR), and remove the project area from the North Skinner Policy Area for consistency with that policy

Related cases filed in conjunction with this request:

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes		No	
Electric Company	Edison	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Company	Southern California Gas Company	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	GTE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Water Company/District	Eastern Municipal Water District	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	Eastern Municipal Water District	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) 8" line in Benton Road

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 12" line in Benton Road



The Garrett Group
Land & Real Estate Investment Management

July 14, 2008

Via e:mail

Ms. Amy Aldana
Urban Regional Planner I
County of Riverside Planning Department
4080 Lemon Street, 9th Flr
Riverside, CA 90501-1409

RE: Change of Applicant Contact
GPA 01013 &
GPA 01014

Ms. Aldana:

Per our discussion this morning, please change the contact person for the applicant (The Garrett Group, LLC / Paul Garrett) from Will Roger to:

David Ernst

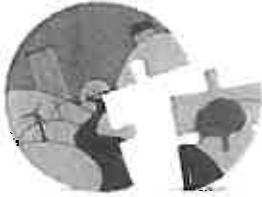
Please let me know if you have any comments or questions about this change.

Again, this is for the Foundation Change applications for the two properties identified by the GPA numbers listed above.

Sincerely,

David W. Ernst
Director, Land Acquisitions & Forward Planning

Cc: File
John Potts, EVP, The Garrett Group, LLC



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC006386

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207775 DATE SUBMITTED: 4-25-12

APPLICATION INFORMATION

Applicant's Name: Regent Properties E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd. #200
Los Angeles, CA 90049
City State ZIP

Daytime Phone No: (310) 806-9822 Fax No: (310) 806-9801

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: Bruce.davis@webbassociates.com

Mailing Address: 3788 McCray Street Bruce Davis
Riverside, CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Regent French Valley, LLC E-Mail: dgryczman@regentproperties.com

Mailing Address: 11990 San Vicente Blvd # 200
Los Angeles, CA 90049
City State ZIP

Daytime Phone No: (310) 806-9822 Fax No: (310) 806-9801

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

SP00382

GPA 0 1113

EA 42506

CFG 05822

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.


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 signature below 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 your application, you 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.

Regent Properties

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Regent French Valley, LLC

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attachment A

Section: N1/2 Section 27,24 Township: 6 South Range: 2 West

Approximate Gross Acreage: 343.6 acres

General location (nearby or cross streets): North of Thompson Street, South of Scott Road, East of Washington Street, West of Judith Road

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2007 Pg. 899 G3, G4, G5, H3

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change existing zoning from RR, A-1-10, and A-1-5 to Specific Plan

Related cases filed in conjunction with this request:

SP00382, GPA01113, EA42506, CFG05882, GPA1013, GPA1014

PROPERTY OWNERS CERTIFICATION FORM

I Matt Straite, certify that on Oct 16, 2014
the attached property owners list was prepared by Planning
APN(s) or case numbers SP00382
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 600'

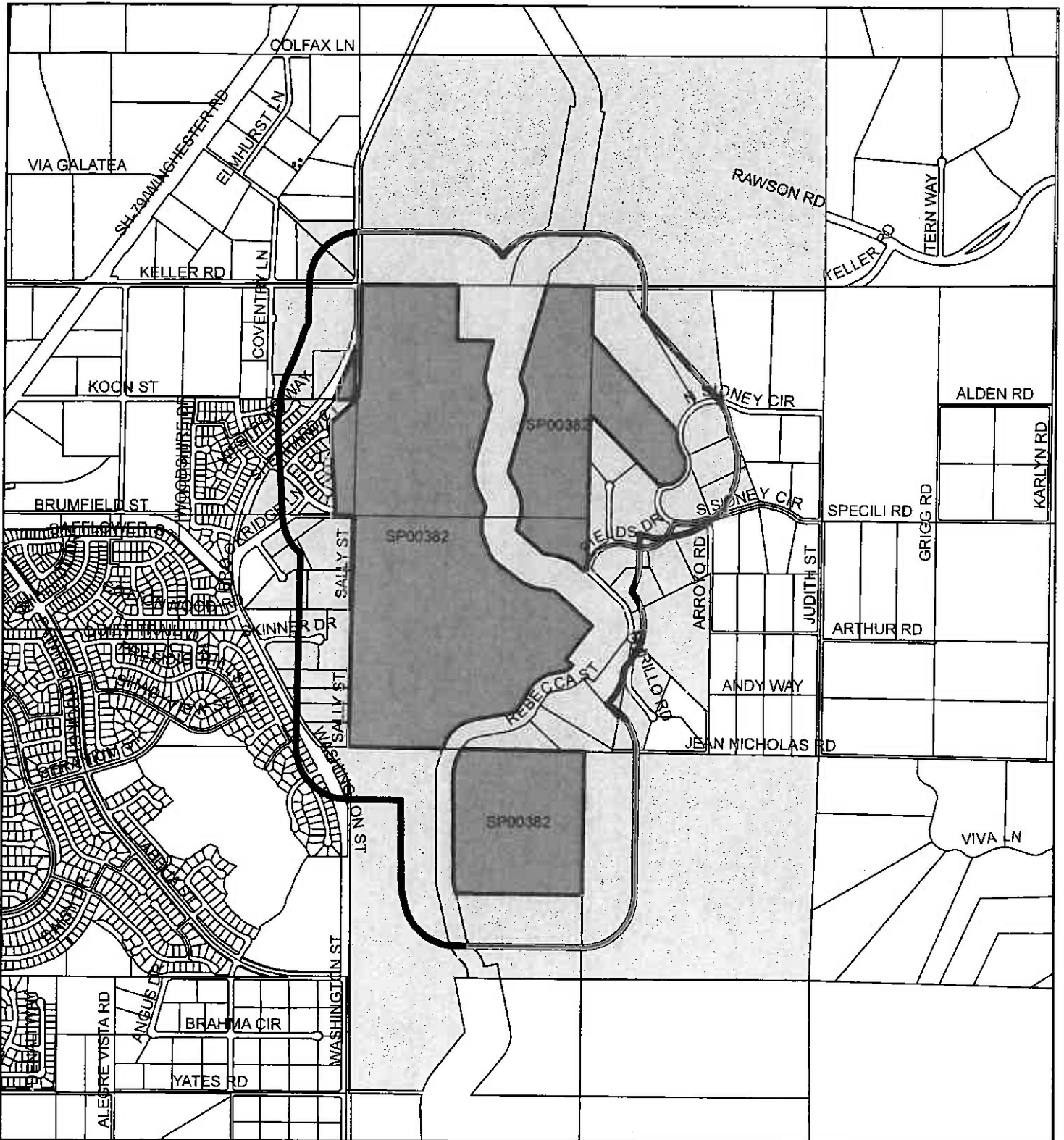
Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners,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





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

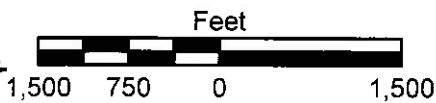
NAME: Matt Straite
TITLE: Planner
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501
TELEPHONE: 58631

*deborah m. strate
c/p 4/16/15*

SP00382 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstraita on 10/16/2014

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.

NOTICE OF PUBLIC HEARING and INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

SPECIFIC PLAN NO. 382, GENERAL PLAN AMENDMENT NO. 1113, GENERAL PLAN AMENDMENT NO. 1013, GENERAL PLAN AMENDMENT NO. 1014, and CHANGE OF ZONE NO. 7775 – Intent to Certify an EIR - Applicant: Regent Properties - Engineer/Rep.: Webb Associates – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R:RM), Community Development: Medium Density Residential (CD:MDR) – Location: westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal – 342.3 gross acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture - 5 Acre Minimum (A-1-5) and Rural Residential (RR) – **REQUEST:** The Specific Plan proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre. The proposal also includes 45.2 percent open space, 20.6 acres of parks and trails, and 128.1 acres of conservation areas. There are three General Plan Amendments due to each being filed at different times. All three combine to create the Specific Plan area and propose to change the Land Use Designations of the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) and Rural: Rural Mountainous (R:RM) to Low Density Residential (LDR)(0.5-2 Dwelling Units Per Acre), Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre), Medium High Density Residential (MHDR)(5-8 Dwelling Units Per acre), Open Space Recreation (OS-R), Open Space Conservation (OS-C) and High Density Residential (HDR)(8-14 Dwelling Units Per Acre) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Change of Zone proposes to change the zoning from Residential-Agricultural - 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture - 5 Acre Minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: November 5, 2014
PLACE OF HEARING: County Administrative Center
First Floor, Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631 or e-mail mstraite@rctfma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctfma.org/Home.aspx>

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 531, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, 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 St. 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 Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite, P.O. Box 1409, Riverside, CA 92502-1409

JOEL W ADAMS
33745 SIDNEY CIR
WINCHESTER, CA. 92596

RUBEN ANGEL BARRIGA
32845 WESTPORT WAY
WINCHESTER, CA. 92596

HEATH BOTTOMLY
34878 WASHINGTON ST
WINCHESTER, CA. 92596

ROBERT C BRADSHAW
34610 REBECCA ST
WINCHESTER, CA. 92596

PEDRO L MATOM BRITO
34424 HILLINGDON CT
WINCHESTER, CA. 92596

KYLE J BRONSON
34264 COVENTRY LN
WINCHESTER, CA. 92596

BROOKFIELD 30069
C/O RICHARD A CUOCO
3090 BRISTOL ST STE 300
COSTA MESA, CA. 92626

CALLE CORAL INV
5312 BOLSA AVE STE 200
HUNTINGTON BEACH, CA. 92649

JENNY H CHAMBERLIN
34451 HILLINGDON CT
WINCHESTER, CA. 92596

ALBERT F CONARD
33975 WASHINGTON RD
WINCHESTER, CA. 92596

ADAM CRAIGHEAD
32937 CLOVERDALE CT
WINCHESTER, CA. 92596

CV COMMUNITIES
C/O R MARK BUCKLAND
1900 QUAIL ST
NEWPORT BEACH, CA. 92660

DAWN HOLLINE DELLE
2855 HOLMES AVE
ONTARIO, CA. 91761

RAYMOND P DELNEGRO
6647 GOLDEN WEST AVE
ARCADIA, CA. 91007

STACY C DICKSON
34376 HILLINGDON CT
WINCHESTER, CA. 92596

JAMES R DUFFY
32924 SHEPHARD CT
WINCHESTER, CA. 92596

MARK C EDGREN
32936 SHEPHARD CT
WINCHESTER, CA. 92596

EPC HOLDINGS 781
3161 MICHELSON DR STE 425
IRVINE, CA. 92612

EQUITY TRUST CO
46102 TOY CT
TEMECULA, CA. 92592

STEPHEN ESPINOSA
36294 VERAMONTE AVE
MURRIETA, CA. 92562

ESTEVAN D ESTRELLA
32939 SHEPHARD CT
WINCHESTER, CA. 92596

RYAN EVANCIK
34252 COVENTRY LN
WINCHESTER, CA. 92596

JOSE E FARIAS
32828 SHEPHARD CT
WINCHESTER, CA. 92596

NICHOLAS A FIGUEROA
34400 HILLINGDON CT
WINCHESTER, CA. 92596

RONALD A FREDERICK
32857 WESTPORT WAY
WINCHESTER, CA. 92596

FVS PARTNERS
C/O ENTREPRENEURIAL CORP GROUP
4100 NEWPORT PL STE 400
NEWPORT BEACH, CA. 92660

S PHILIP GADAHN
P O BOX 4315
SANTA ANA, CA. 92702

AMY GOLD
32881 WESTPORT WAY
WINCHESTER, CA. 92596

LUIS ANTONIO GONZALEZ
34388 HILLINGDON CT
WINCHESTER, CA. 92596

JAY L GREENSTEIN
32960 KELLER RD
WINCHESTER, CA. 92596

RUBEN M GUTIERREZ
34990 REBECCA ST
WINCHESTER, CA. 92596

OTAVIS S HALL
32869 WESTPORT WAY
WINCHESTER, CA. 92596

ANDREW HARRILL
32876 SHEPHARD CT
WINCHESTER, CA. 92596

MIRIAM D HEATH
32903 SHEPHARD CT
WINCHESTER, CA. 92596

LARRY HENDON
34710 REBECCA ST
WINCHESTER, CA. 92596

THOMAS P HENNENFENT
33570 FIELDS
WINCHESTER, CA. 92596

ELIZABETH A HERNER
P O BOX 893685
TEMECULA, CA. 92589

PEARL T HUDSON
322 CABRILLO ST
COSTA MESA, CA. 92627

REGIS KEEFE
32840 SHEPHARD CT
WINCHESTER, CA. 92596

JOSHUA LEE KESTER
32900 SHEPHARD CT
WINCHESTER, CA. 92596

ELIZBETH A LANDRETH
34925 WASHINGTON ST
WINCHESTER, CA. 92596

CE LI
1404 OLD CEDAR RD
ESCONDIDO, CA. 92125

DREW A LOCKSTEDT
36448 SICILY LN
WINCHESTER, CA. 92596

CHRISTOPHER LOREDO
32821 WESTPORT WAY
WINCHESTER, CA. 92596

OCIEL A MAGADAN
32915 SHEPHARD CT
WINCHESTER, CA. 92596

BENJAMIN M MAPLE
32912 SHEPHARD CT
WINCHESTER, CA. 92596

DAVID MILLER
32864 SHEPHARD CT
WINCHESTER, CA. 92596

KEITH A MILLER
34880 REBECCA ST
WINCHESTER, CA. 92596

TAMARA B MILLWOOD
34427 HILLINGDON CT
WINCHESTER, CA. 92596

MORIN ROBERT J REVOCABLE LIVING TRUST
5 MARTINGALE DR
RANCHO PALOS VERDES, CA. 90275

MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES, CA. 90054

WARITH DEEN NAJIEB
34436 HILLINGDON CT
WINCHESTER, CA. 92596

NAFEESA PASHTOON
9423 BLACK FARM LN NW
ALBUQUERQUE, NM. 87114

JOSHUA POND
34415 HILLINGDON CT
WINCHESTER, CA. 92596

ROMAN PRECIADO
2105 MONTECITO RD
RAMONA, CA. 92065

CATHERINE REESE
34800 REBECCA ST
WINCHESTER, CA. 92596

REGENT FRENCH VALLEY
C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES, CA. 90049

BILL E RENNIE
34770 REBECCA ST
WINCHESTER, CA. 92596

EFREN REYES
29116 SMOKEWOOD DR
MURRIETA, CA. 92563

DONALD W RISELING
32852 SHEPHARD CT
WINCHESTER, CA. 92596

SABA A SABA
41309 AVENIDA BIONA
TEMECULA, CA. 92519

GHULAM O SAHAR
32888 SHEPHARD CT
WINCHESTER, CA. 92596

BRENDA E SALAS
34910 REBECCA ST
WINCHESTER, CA. 92596

THOMAS SANDOVAL
33787 SIDNEY CIR
WINCHESTER, CA. 92596

DONNA D SANMIGUEL
32891 SHEOHARD CT
WINCHESTER, CA. 92596

GREGORY JOHN SCHLINDWEIN
16582 GOTHARD ST STE D
HUNTINGTON BEACH, CA. 92647

JASON SEAS
32922 CLOVERDALE CT
WINCHESTER, CA. 92596

SIENNA II AVANTE II
2900 ADAMS ST NO C25
RIVERSIDE, CA. 92503

DIANA C SILLIN
32689 COTTONWOOD RD
WINCHESTER, CA. 92596

KELLY SMITH
32809 WESTPORT WAY
WINCHESTER, CA. 92596

LAUREL JEAN SOLON
10773 LITTLE LAKE RD
DOWNEY, CA. 90241

RICHARD D STOCKTON
34835 SALLY ST
WINCHESTER, CA. 92596

GARY STORTS
34463 HILLINGDON CT
WINCHESTER, CA. 92596

TAVARR INC
P O BOX 1341
SANTA ANA, CA. 92702

VALLEY WIDE RECREATION & PARK DIST
P O BOX 907
SAN JACINTO, CA. 92581

DERRICK REMELE WAINWRIGHT
32797 WESTPORT WAY
WINCHESTER, CA. 92596

WESTERN RIVERSIDE COUNTY REG CON AUTHORITY
P O BOX 1667
RIVERSIDE, CA. 92502

ZACHARY WILSON
32927 SHEPHARD CT
WINCHESTER, CA. 92596

LEE WONG
12561 LULL ST
N HOLLYWOOD, CA. 91605

BLAIR G WOODY
34439 HILLINGDON CT
WINCHESTER, CA. 92596

WW 550
C/O DOMENIGONI BARTON PROP MGMT CO
33011 HOLLAND RD
WINCHESTER, CA. 92596

DEBRA A YECKLEY
C/O KEVIN YECKLEY
34795 SALLY ST
WINCHESTER, CA. 92596

Hemet Public Library
300 East Latham Avenue
Hemet, CA 92543

Murrieta Public Library
24700 Adams Avenue
Murrieta, CA 92562

Temecula Public Library
30600 Pauba Road
Temecula, CA 92592

Regent Properties
11990 San Vicente Boulevard, Suite 200
Los Angeles, CA 90049

Building Industry Association
Attn: Mark Knorringa
3891 11th Street
Riverside, CA 92501

Cahuilla Band of Indians
Luther Salgado, Sr., Chairperson
PO Box 291760
Anza, CA 92539

Caltrans District 8
464 W. 4th Street
San Bernardino, CA 92401

Camino del Vino Estates
36200 Calle Puerto Bonita
Temecula, CA 92390

City of Hemet
45 E. Florida Ave.,
Hemet, CA 92543

Citizen Advisory Committee
Attn: Thomas Huntington
41877 Enterprise Circle N, Suite 100
Temecula, CA 92590

City of Temecula
Attn: Patrick Richardson
41000 Main Street
Temecula, CA 92590

Riverside County Board of Supervisors
3rd Supervisor District, Jeff Stone
4080 Lemon Street, MS 1003
Riverside, CA 92501

La Jolla Band of Mission Indians
Attn: James Truillo, Vice Chair
22000 Highway 76
Pauma Valley, CA 92061

Los Coyotes Band of Mission Indians
Attn: Shane Chapparosa
PO Box 189
Warner, CA 92086

Morongo Band of Mission Indians
Michael Contreras, Cult. Heritage
12700 Pumarra Road
Banning, CA 92220

Murrieta City Hall
24601 Jefferson Avenue
Murrieta, CA 92562

Murrieta Valley Unified School District
41870 McCalby Court
Murrieta, CA 92562

Murrieta Chamber of Commerce
24801 Monroe Avenue
Housing in Murrieta Mesa High School
(Campus)
Murrieta, CA 92562

California Native American Heritage
Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Natural Resources Conservation Services
950 N. Ramona Boulevard, Suite 6
San Jacinto, CA 92582

Pala Band of Mission Indians
Tribal Historic Preservation Office
Joseph Hamilton, Chairman
PO Box 391670
Anza, CA 92539

Pauma & Yuima Reservation
Attn: Randall Majel, Chairperson
PO Box 369
Pauma Valley, CA 92061

Ramona Band of Cahuilla Mission Indians
Attn: Joseph Hamilton, Chairman
PO Box 391670
Anza, CA 92539

Rancho California Horsemen's Association
PO Box 1622
Temecula, CA 92593

Rincon Band of Mission Indians
Attn: Rose Duro
PO Box 68
Valley Center, CA 92082

Riverside County Planning Commission
Attn: John Petty c/o Chantell Griffin
4080 Lemon Street, Mail Stop 1070
Riverside, CA 92501

San Luis Rey Band of Mission Indians
Cultural Department
1889 Sunset Drive
Vista, CA 92081

Santa Margarita Ranchos HOA
Attn: M.M. Yakut
PO Box 1762
Temecula, CA 92590

San Diego Regional Water Quality Control
Board
2375 Northside Drive, Suite 100
San Diego, CA 92108

Temecula Agricultural Conservancy
Attn: Phil Baily
33440 La Serena Way
Temecula, CA 92591

Temecula Towns Association
41934 Main Street
PO Box 435
Temecula, CA 92590

Temecula Valley Chamber of Commerce
26790 Ynez Court
Temecula, CA 92591

Temecula Valley Unified School District
31350 Rancho Vista Road
Temecula, CA 92592

Temecula Wine Growers
PO Box 1601
Temecula, CA 92593

Valley-Wide Recreation and Park District
901 W. Esplanade
PO Box 907
San Jacinto, CA 92582

Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572

Western Riverside Council of Governments
Attn: Rick Bishop
4080 Lemon Street, MS 1032
Riverside, CA 92501

Willie J. Pink
48310 Pechanga Road
Temecula, CA 92592

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Pala Tribal Historic Preservation Office
Attn: Shasta Gaughen
PMB 50, 35008 Pala Temecula Road
Pala, CA 92059

Metropolitan Water District
Attn: Connie Yess
700 N. Alameda Street
Los Angeles, CA 90012

Hemet Unified School District
Attn: Jesse Bridwell
1791 W. Acacia Avenue
Hemet, CA 92545

Department of Toxic Substance Control
Attn: Rafiq Ahmed
5796 Corporate Avenue
Cypress, CA 90630

Ms. Peggy Bartels
U.S. Army Corps of Engineers
Carlsbad Regulatory Field Office
5900 La Place Court, Suite 100
Carlsbad, CA 92008

Ms. Claire Ingel
California Department of Fish and Wildlife
Streambed Alteration Team
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764

City of Menifee
29714 Haun Rd.
Menifee, CA 92586

City of Temecula Community
Development
Armando G. Villa, Director of
Community Development
41000 Main Street
Temecula, CA 92590

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource
Director
P.O. Box 487
San Jacinto, CA 92581

City of Temecula Public Works
Tom Garcia, Director of Public
Works/City Engineer
41000 Main Street
Temecula, CA 92590

South Coast Air Quality Management
District
Ed Eckerle, Program Supervisor
21865 Copley Drive
Diamond Bar, CA 91765

Pechanga Cultural Resources
Anna Hoover, Cultural Analyst
PO Box 2183
Temecula, CA 92593



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning 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.

SP00382/GPA1013/GPA1014/GPA01113/CZ7775

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Regent French Valley, LLC

Project Applicant

11990 San Vicente Boulevard, Los Angeles, CA 90049

Address

Westerly of Washington Street and Northerly of Yates Road, bisected by the San Diego Canal

Project Location

The Specific Plan proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre. The proposal also includes 45.2 percent open space, 20.6 acres of parks and trails, and 128.1 acres of conservation areas. There are three General Plan Amendments due to each being filed at different times. All three combine to create the Specific Plan area and propose to change the Land Use Designations of the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) and Rural: Rural Mountainous (R:RM) to Low Density Residential (LDR)(0.5-2 Dwelling Units Per Acre), Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre), Medium High Density Residential (MHDR)(5-8 Dwelling Units Per acre), Open Space Recreation (OS-R), and High Density Residential (HDR)(8-14 Dwelling Units Per Acre) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Change of Zone proposes to change the zoning from Residential-Agricultural-2 1/2 Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture- 5 Acre Minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Program Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,029.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

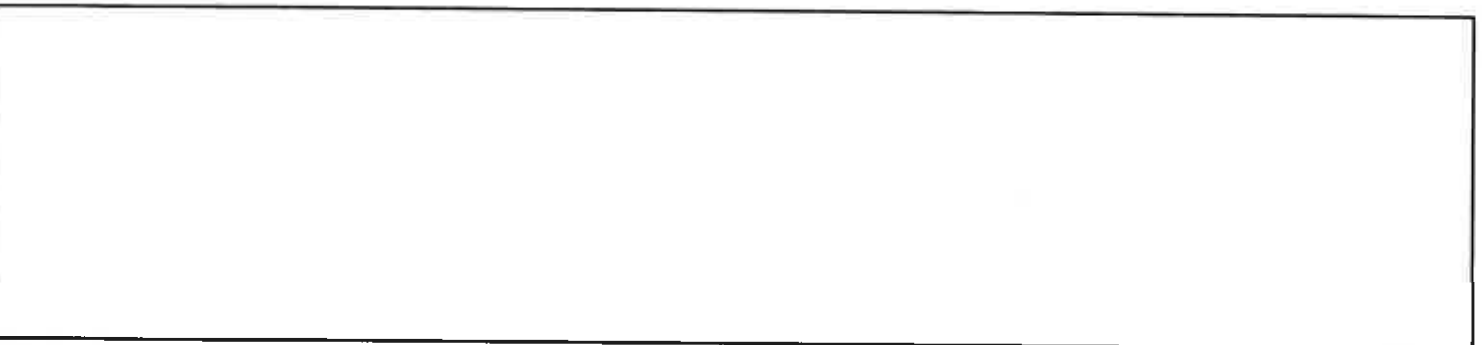
Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____



Please charge deposit fee case#: ZEA42506 ZCFG05882

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1203371

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: REGENT PROPERTIES \$64.00
paid by: CK 8532
CA FISH AND GAME FOR EA42506
paid towards: CFG05882 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 23, 2012 11:11
MGARDNER posting date Apr 23, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1408246

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: REGENT PROPERTIES \$3,029.75
paid by: CK 5253
CA FISH AND GAME FOR EA42506
paid towards: CFG05882 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Aug 04, 2014 13:22
MGARDNER posting date Aug 04, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$3,029.75

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