

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

813B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 31, 2011

SUBJECT: GENERAL PLAN AMENDMENT NO. 1109 – Entitlement/Policy – Applicant: Craig Realty Group – Engineer/Representative: Todd Schmieder – Fifth Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) – Location: North of Mojave Drive, south of Taos Road, west of Apache Trail in Cabazon – 3.43 Acres – Zoning: Controlled Development Areas (W-2).

REQUEST: The applicant proposes to initiate a general plan amendment from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) Land Use Designation to Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) Land Use Designation on six (6) lots as part of a potential expansion of the Cabazon Outlet II stores.

RECOMMENDED MOTION:

Planning Director recommends that the appropriate findings per the General Plan Administration Element can be made and that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1109 from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) Land Use Designation to Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) Land Use Designation on five properties in accordance with Recommended General Plan Exhibit 7, excepting non-contiguous APN 519-142-012. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:jo

Continued on Next Page

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended to include APN 519-142-012.

Ayes: Buster, Stone, Benoit, and Ashley
Nays: None
Absent: Tavaglione
Date: November 15, 2011
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.1

REVIEWED BY EXECUTIVE OFFICE

DATE

11/7/11 PM

Tina Grande

Departmental Concurrence

Policy



Consent



Dept't Recomm.:

Policy



Consent



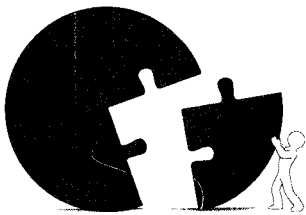
Per Exec. Ofc.:

BACKGROUND:

The initiation of proceedings for any GPA requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to the GPA application, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

Although the majority of properties are likely suitable for potential future commercial retail expansion, APN 519-142-012 (.34 acres) further to the west along Mojave Drive as part of this GPA proposal may not be compatible for the proposed change to Commercial Retail Land Use Designation since it's a non-contiguous property and is not adjacent to bulk of APN's under this proposed GPA. The applicant proposes the non-contiguous portion for a future manager's parking lot, but would be a spot change to commercial retail and is unlikely to be compatible with the area. It is recommended that this spot change not be supported with this General Plan Initiation.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

813B

DATE: October 31, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 1109

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action (Receive & File; EOT)
 - Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
 - Place on Consent Calendar
 - Place on Policy Calendar (Resolutions; Ordinances; PNC)
 - Place on Section Initiation Proceeding (GPIP)
 - Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
 - Publish in Newspaper:
 - **SELECT Advertisement**
 - **SELECT CEQA Determination**
 - 10 Day 20 Day 30 day
 - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial: YES NO

Designate Newspaper used by Planning Department for Notice of Hearing: None

Need Director's signature ASAP

Please schedule on the ~~December 6, 2011~~ BOS Agenda

November 15, 2011

Documents to be sent to County Clerk's Office for Posting within five days:

NONE - GPIP

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject case.

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"

Agenda Item No.:
Area Plan: Pass Area Plan
Zoning District: Pass & Desert
Supervisory District: Fifth
Project Planner: Jay Olivas
Planning Commission: October 5, 2011

GENERAL PLAN AMENDMENT NO. 1109
(Entitlement/Policy Amendment)
Applicant: Craig Realty Group
Engineer/Representative: Todd Schmieder

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that an order initiating proceedings to amend the subject site's General Plan Designation from Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) to Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) as part of a potential expansion of the Cabazon Outlet II stores, excepting non-contiguous APN 519-142-012. The Planning Commission made the comments below. The Planning Director continues to recommend an order initiating proceedings to amend the subject property's General Plan Designation from Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) to Community Development: Commercial Retail (CD: CR) to accommodate a potential future expansion of the Cabazon Outlet II stores, excepting non-contiguous APN 519-142-012. For additional information regarding this case, see the attached Planning Department Staff Report.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: None

Commissioner John Snell: Supports buffering such as block walls and landscaping as part of any future development of these properties.

Commissioner John Petty: Supports applicant request including non-contiguous APN.

Commissioner Jim Porras: None

Commissioner Jan Zappardo: Supportive of adding additional lots along Mojave Drive with future GPA (subject to the applicant obtaining ownership of adjoining lots).

Agenda Item No.: 2.1
Area Plan: The Pass
Zoning District: Pass & Desert
Supervisory District: Fifth
Project Planner: Jay Olivas
Planning Commission: October 5, 2011

GENERAL PLAN AMENDMENT NO. 1109
(Entitlement/Policy Amendment)
Applicant: Craig Realty Group
Engineer/Representative: Todd Schmieder

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1109 proposes to amend the Riverside County General Plan Land Use Element for the subject properties from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) Land Use Designation on six properties to proposed Community Development: Commercial Retail (CD: CR) (0.20 0 0.35 FAR) Land Use Designation as part of a potential expansion of the Cabazon Outlet stores.

The proposed Amendment is located in the Pass Area Plan; more specifically, the subject site consists of six properties located north of Mojave Drive, south of Taos Road, and west of Apache Trail in Cabazon.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment; together with the appropriate development applications, will thereafter be processed, heard and decided in accordance with all the procedures applicable to a GPA application, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.4.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment (GPA) it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1109 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that the first two findings listed below must be made, and at least one of five subsequent findings listed below must be made to justify an entitlement/policy amendment:

1. The proposed change does not involve a change in or conflict with:
 - a. The Riverside County Vision;
 - b. Any General Plan Principle; or,
 - c. Any Foundation Component designation in the General Plan.
2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
4. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
5. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
6. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
7. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

(1) The Riverside County Vision.

The proposed Amendment to change from Medium Density Residential (MDR) (2-5 D.U./Ac.) to Commercial Retail (CR) (.20 - .35 FAR) complies with the Riverside County Vision in that existing policies acknowledge communities to accept commercial land for a stable employment base which would be allowed within the Community Development Foundation Component which the subject Amendment would be in support of future land for commercial development.

(2) Any General Plan Principle.

According to commercial retail land use policies within the Western Coachella Valley Area Plan, commercial development shall not degrade visual qualities and emphasizes the importance of screening outdoor storage areas (WCVAP 10.1).

The proposed Amendment would allow future consideration of commercial retail development and be reviewed by future Conditional Use Permit or Plot Plan applications which would address all design issues and compatibility with surrounding development.

Given that a majority of the subject properties (five APN's) under the GPA contain vacant land and are located immediately north of existing commercial center which existing commercial center is located between Seminole Drive and Mojave Drive, modifying existing Medium Density Residential Land Use designation to Commercial Retail Land Use Designation would be consistent with the General Plan, and would continue the land use pattern on the northerly side of Mojave Drive which contains vacant commercial retail parcels compatible for future commercial development.

Although the majority of properties are likely suitable for potential future commercial retail expansion, APN 519-142-012 (.34 acres) further to the west along Mojave Drive as part of this GPA proposal may not be compatible for the proposed change to Commercial Retail Land Use Designation since it's a non-contiguous property and is not adjacent to bulk of APN's under this proposed GPA. The applicant proposes the non-contiguous portion for a future manager's parking lot, but would be a spot change to commercial retail and is unlikely to be compatible with the area. It is recommended that this spot change not be supported with this General Plan Initiation.

(3) Any Foundation Component designation in the General Plan.

According to the Land Use Element, the Commercial Retail (CR) Land Use Designation allows for local and regional serving retail and service uses. The applicant is proposing a GPA from MDR to CR since APN's are currently designated MDR.

Possible issues of the proposed Amendment include commercial retail uses being expanded within an existing residential subdivision (Desert Hills I MB 23/26) containing vacant lots and scattered single family dwellings. However, staff is recommending Commercial Retail on the majority of APN's since the existing residential uses in the area are only partially developed and existing residential uses can be buffered with landscaping and wall elements with any future commercial expansion, and due to the area being highly impacted by traffic in close proximity to

Interstate 10. Loss of APN's from residential to commercial would be off-set by remaining residential properties within the Desert Hills subdivision.

Future required improvements such as road widening of Mohave Drive and Apache Trail would be addressed with future county widening, both are currently local streets (60' ROW). Staff has reviewed available sanitation and water lines, the existing area uses septic systems and is located within the Cabazon Water District.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The proposed Amendment would achieve the purposes of the General Plan and would not be detrimental to the General Plan in that commercial retail land use designations are potentially allowed within urban environments subject to required improvements and design standards.

Third Required Finding: In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is: Special circumstances have emerged that were unanticipated in preparing the General Plan in that the subject land was planned Medium Density Residential during the 2003 general plan update but MDR land is adjacent to other land designated Commercial Retail immediately adjacent to the south of the proposed GPA which would be a logical expansion of existing commercial center with CR designation, excepting the non-contiguous APN.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. General Plan Land Use (Ex. #6): | Medium Density Residential (CD: MDR) (2-5 D.U./Ac.). |
| 2. Proposed General Plan Land Use (Ex. #6): | Commercial Retail (CD: CR) (.20 - .35 FAR) |
| 3. Recommended General Plan Land Use (Ex. #7) | Commercial Retail (CD: CR) (.20 - .35 FAR) |
| 4. Existing Zoning (Ex. #2): | Controlled Development Areas (W-2) |
| 5. Surrounding Zoning (Ex. #2): | C-P-S, W-2, and M-SC |
| 6. Existing Land Use (Ex. #1): | Vacant Land |
| 7. Surrounding Land Use (Ex. #1): | Commercial Center, Single Family Residential, Hotel & Casino, Asphalt Batch Plant, Surface Mine, Vacant Land. |
| 8. Project Data: | Total Acreage: 3.43 Acres |

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1109 from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) Land Use Designation to Community Development:

Commercial Retail (CD: CR) (.20 - .35 FAR) Land Use Designation on five properties in accordance with Recommended General Plan Exhibit 7, excepting non-contiguous APN 519-142-012. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing (9/1/11), no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. An earthquake fault zone;
 - d. Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan;
 - e. Airport Influence Area;
 - f. Agriculture Preserve.
3. The project site is located within:
 - a. A High Fire Area;
 - b. Moderate Liquefaction Zone;
 - c. Banning Unified School District;
 - d. Cabazon Redevelopment Area;
 - e. Zone B, Lighting Ordinance 655 (Mt. Palomar).
4. The subject site is currently designated as Assessor's Parcel Numbers 519-142-012; 519-151-002; 519-151-003, 519-151-011; 519-151-012; 519-151-013.

ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1109 Supervisorial District: Fifth Existing Zoning: W-2

Area Plan: Western Coachella Valley
Acreage: 3.43 Acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development (CD)

Existing General Plan Land Use Designation: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.)

Existing Policy Area(s) or Overlay(s): Cabazon Policy Area

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

PROPOSED GENERAL PLAN CHANGES (For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development (CD)

Proposed General Plan Land Use Designation: Commercial Retail (CD: CR) (.20 -.35 FAR)

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

CHECKLIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	Within fee area, but not within conservation land
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A - 100 Year)		X	Not in floodplain
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		Moderate
High Fire Area	X		Grading and Building Permits Require Fire Clearance
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues	X		Primary access from Seminole Drive, Apache Trail, Mojave Drive
Water / Sewer Issues	X		Existing septic systems
City Sphere of Influence		X	
Proposed Annexation/Incorporation Area		X	
Other Issues* (see below)		X	

ENTITLEMENT/POLICY FINDINGS

(Check all that apply)

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?*

Finding	Yes	No	Comment
<p>The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.</p>	X		<p>The GPA responds to existing and potential further commercial development which the change from Medium Density Residential (2-5 DU/AC) to Commercial Retail would accommodate on approximately 3.43 acres of land adjacent to Apache Trail and Mojave Drive. The project is within an existing urbanized area which would not conflict with the General Plan, subject to any required urban improvements and compliance with design standards, including buffers to adjacent residential land, excepting non-contiguous APN 519-142-012 (.34 acres).</p>
<p>The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.</p>	X		<p>The proposed amendment does contribute to the purposes of the General Plan as it proposes Commercial Retail land use designation on approximately 3.43 acres which can accommodate future commercial development.</p>
<p>Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.</p>	X		<p>The proposal supplies a need for commercial land within the community which the land is intended for future commercial development as the result of this proposed general plan amendment from MDR to CR.</p>
<p>A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.</p>		X	
<p>An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.</p>		X	
<p>An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.</p>		X	

An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

X

*** THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

STAFF COMMENTS:

Department	Comments
Planning	None at this time
Transportation	None at this time
EPD	None at this time
Fire	None at this time
Flood	None at this time
Building and Safety	None at this time
Geologist	None at this time

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01109
VICINITY/POLICY AREAS**

Supervisor Ashley
District 5

Date Drawn: 8/18/11
Vicinity Map



Assessors Bk. Pg. 519-15
Thomas Bros. Pg. 723 A3
Edition 2009



Zoning District: Pass & Desert
Township/Range: T3SR2E
Section: 7

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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

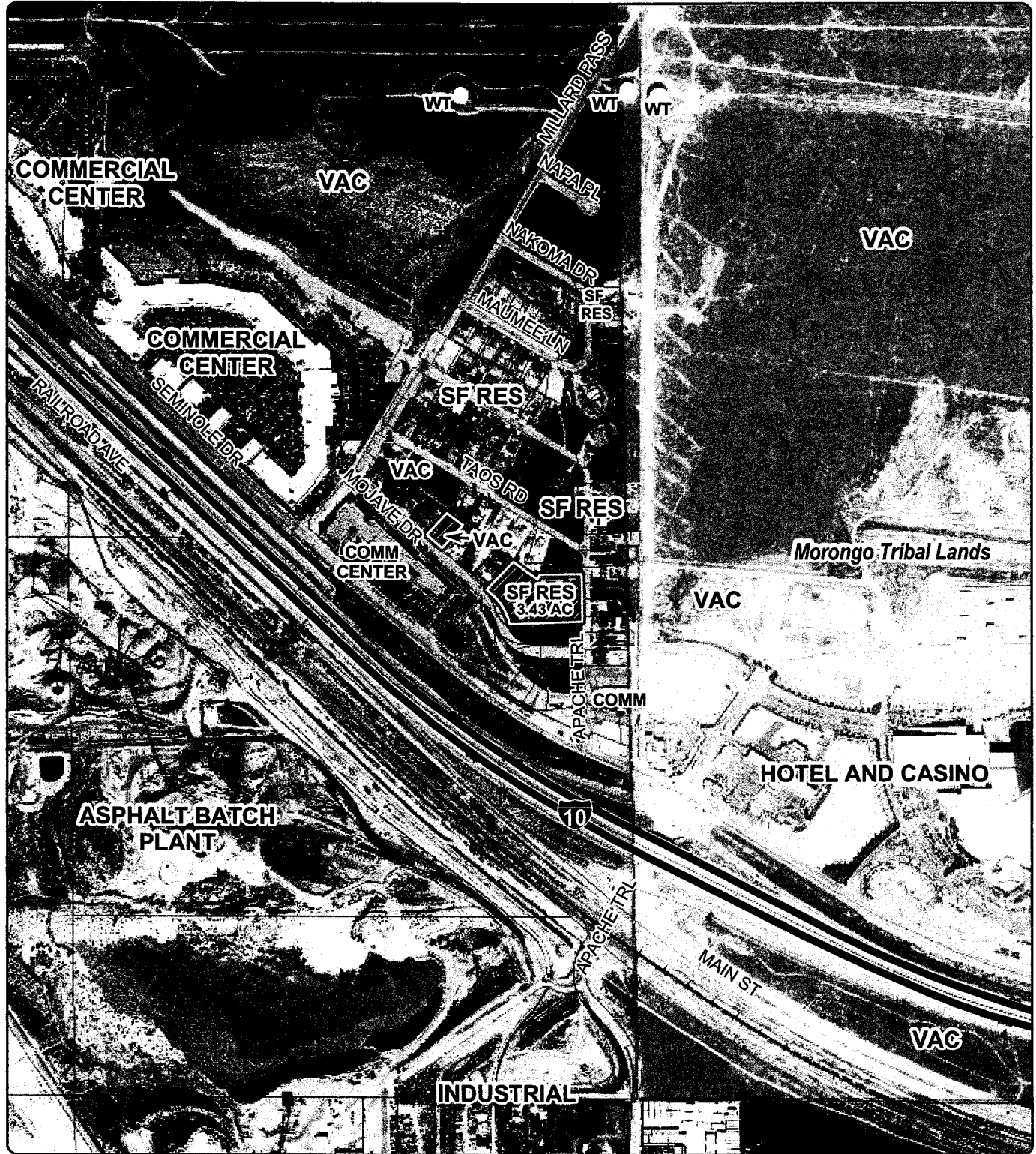
GPA01109

LAND USE

Date Drawn: 8/18/11

Exhibit 1

Supervisor Ashley
District 5

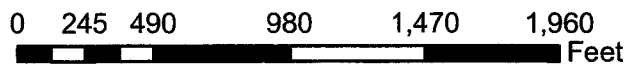


Zoning District: Pass & Desert
Township/Range: T3SR2E
Section: 7

Assessors Bk. Pg. 519-15
Thomas Bros. Pg. 723 A3
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

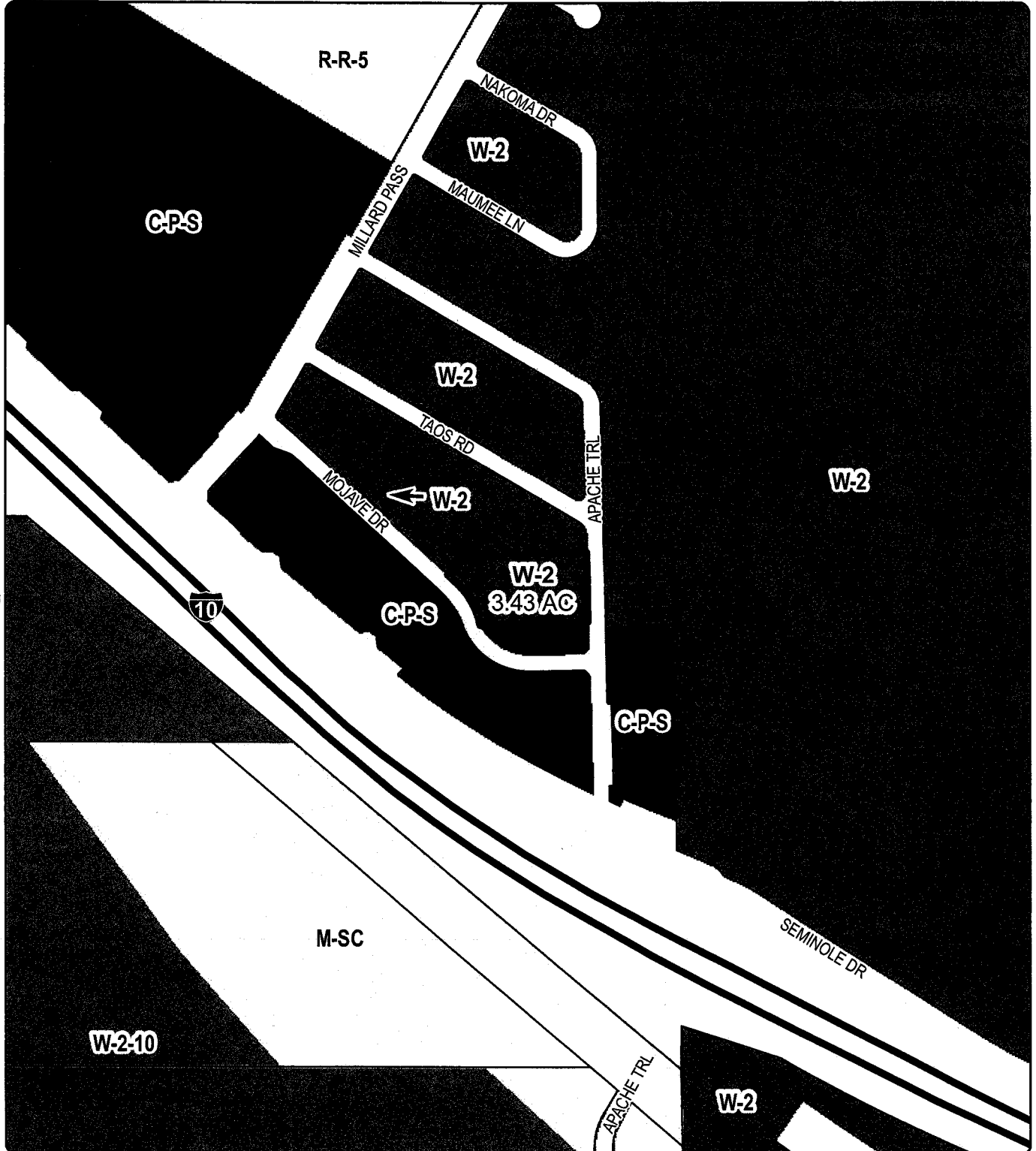
GPA01109

EXISTING ZONING

Date Drawn: 8/18/11

Exhibit 2

Supervisor Ashley
District 5



Zoning District: Pass & Desert
Township/Range: T3SR2E
Section: 7

Assessors Bk. Pg. 519-15
Thomas Bros. Pg. 723 A3
Edition 2009



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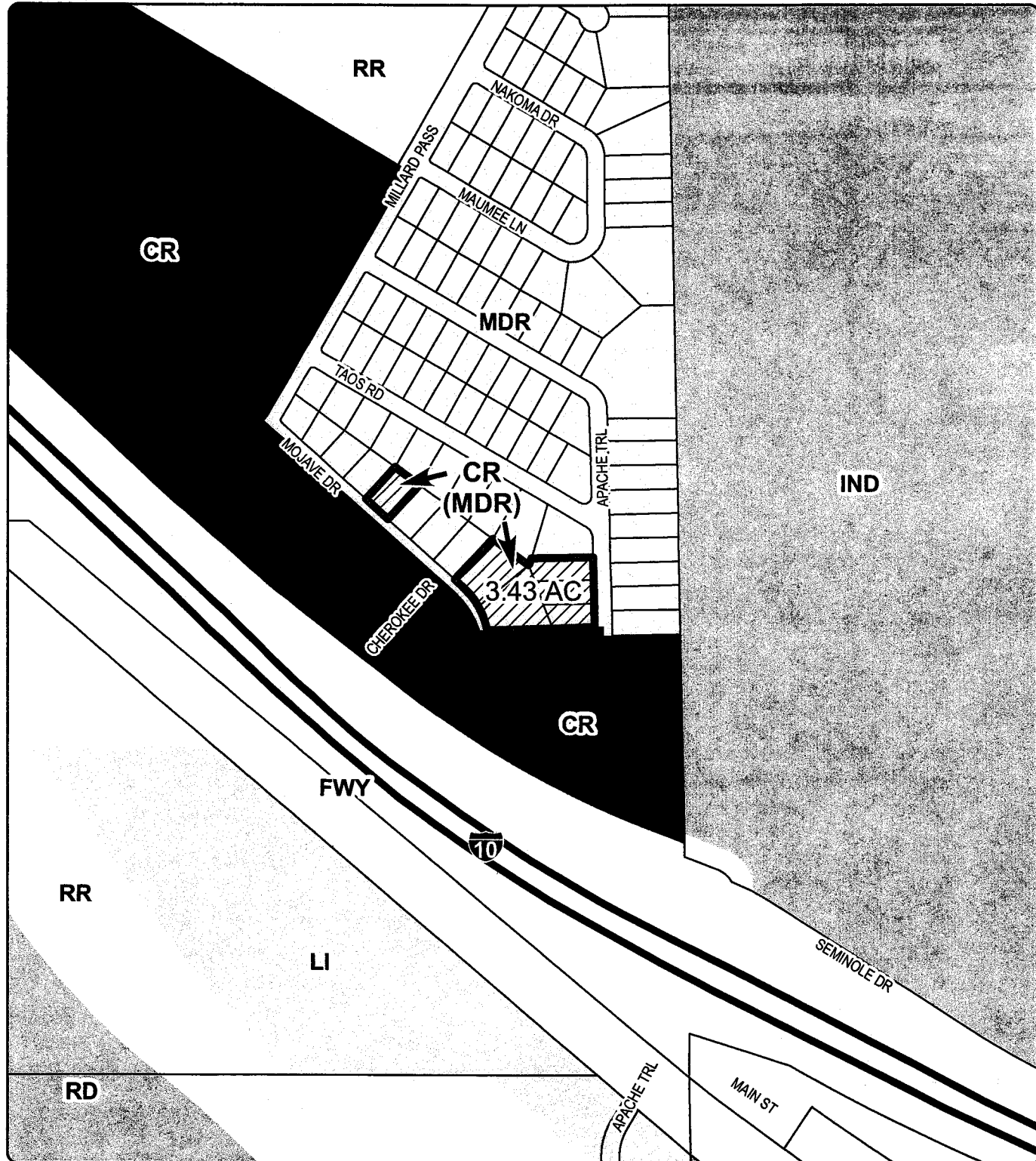
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01109

PROPOSED GENERAL PLAN

Supervisor Ashley
District 5

Date Drawn: 8/18/11
Exhibit 6



Zoning District: Pass & Desert
Township/Range: T3SR2E
Section: 7

Assessors Bk. Pg. 519-15
Thomas Bros. Pg. 723 A3
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

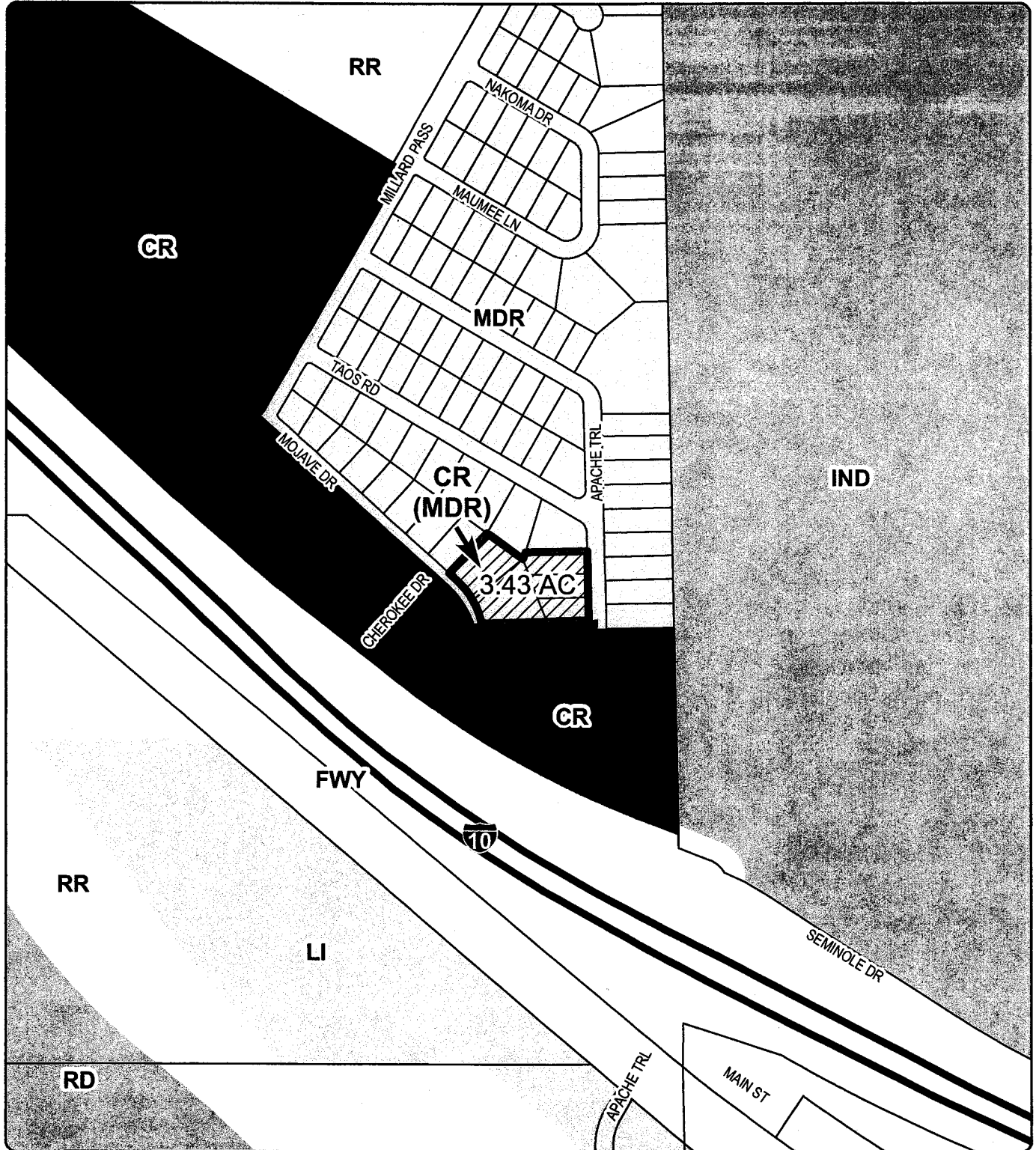
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RECOMMENDED GENERAL PLAN

Date Drawn: 8/18/11

Exhibit 7

Supervisor Ashley
District 5

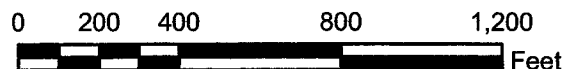


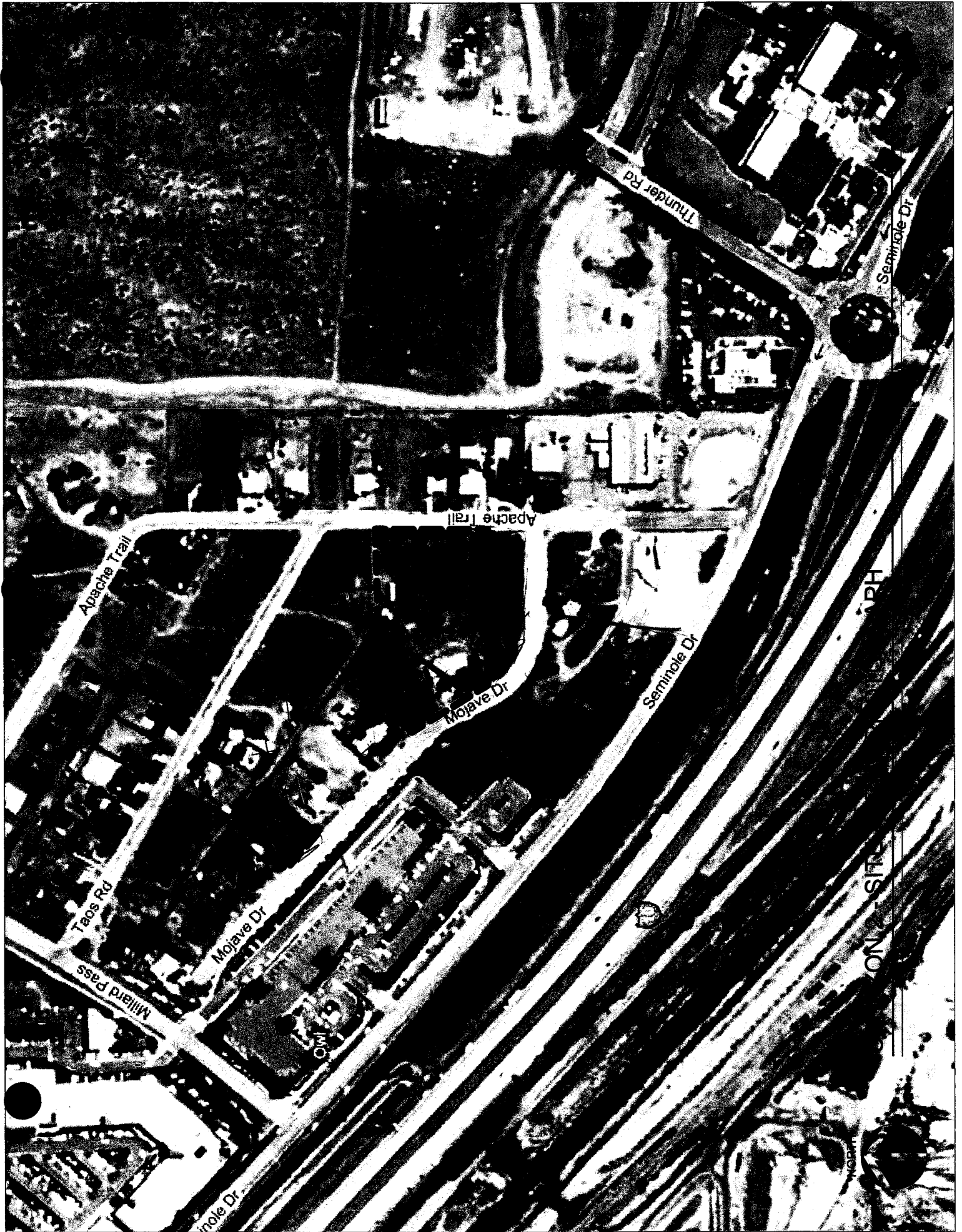
Zoning District: Pass & Desert
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LEGAL DESCRIPTIONS:

PARCEL 1:
 LOTS 10 IN BLOCK 4 OF DESERT HILLS NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 23 PAGES 26 AND 27 OF MAPS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23 PAGES 26 AND 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM AN UNWARRANTED 1/2 INTEREST IN AND TO THE OIL, GAS AND OTHER HYDRO-CARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LOT, BOTH ON THE NORTH AND SOUTH SIDES OF SAID LOT, AS SHOWN BY INSTRUMENT NO. 22240, SUCH RIGHTS WERE SURRENDERED, RELINQUISHED AND DISCLAIMED BY SAID PARTIES UPON THE SURFACE AND WITHIN 500 FEET BENEATH THE SURFACE.

PARCEL 2:
 LOTS 26 AND 27 IN BLOCK 4 OF DESERT HILLS NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23 PAGES 26 AND 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM AN UNWARRANTED 1/2 INTEREST IN AND TO THE OIL, GAS AND OTHER HYDRO-CARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LOT, BOTH ON THE NORTH AND SOUTH SIDES OF SAID LOT, AS SHOWN BY INSTRUMENT NO. 22240, SUCH RIGHTS WERE SURRENDERED, RELINQUISHED AND DISCLAIMED BY SAID PARTIES UPON THE SURFACE AND WITHIN 500 FEET BENEATH THE SURFACE.

PARCEL 3:
 LOT 25 IN BLOCK 4 OF DESERT HILLS NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23 PAGES 26 AND 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM AN UNWARRANTED 1/2 INTEREST IN AND TO THE OIL, GAS AND OTHER HYDRO-CARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LOT, BOTH ON THE NORTH AND SOUTH SIDES OF SAID LOT, AS SHOWN BY INSTRUMENT NO. 22240, SUCH RIGHTS WERE SURRENDERED, RELINQUISHED AND DISCLAIMED BY SAID PARTIES UPON THE SURFACE AND WITHIN 500 FEET BENEATH THE SURFACE.

PARCEL 4:
 LOT 25 IN BLOCK 4 OF DESERT HILLS NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23 PAGES 26 AND 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM AN UNWARRANTED 1/2 INTEREST IN AND TO THE OIL, GAS AND OTHER HYDRO-CARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LOT, BOTH ON THE NORTH AND SOUTH SIDES OF SAID LOT, AS SHOWN BY INSTRUMENT NO. 22240, SUCH RIGHTS WERE SURRENDERED, RELINQUISHED AND DISCLAIMED BY SAID PARTIES UPON THE SURFACE AND WITHIN 500 FEET BENEATH THE SURFACE.

PARCEL 5:
 LOT 25 IN BLOCK 4 OF DESERT HILLS NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23 PAGES 26 AND 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM AN UNWARRANTED 1/2 INTEREST IN AND TO THE OIL, GAS AND OTHER HYDRO-CARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LOT, BOTH ON THE NORTH AND SOUTH SIDES OF SAID LOT, AS SHOWN BY INSTRUMENT NO. 22240, SUCH RIGHTS WERE SURRENDERED, RELINQUISHED AND DISCLAIMED BY SAID PARTIES UPON THE SURFACE AND WITHIN 500 FEET BENEATH THE SURFACE.

ALSO EXCEPTING THEREFROM ALL METALS, MINERAL, PETROLEUM, NATURAL GAS AND OTHER HYDRO-CARBON SUBSTANCES IN OR UNDER SAID PROPERTY, WHICH RIGHTS ARE RESERVED TO SAID PROPERTY OWNER BY INSTRUMENT NO. 22240, SUCH RIGHTS WERE SURRENDERED, RELINQUISHED AND DISCLAIMED BY SAID PARTIES UPON THE SURFACE AND WITHIN 500 FEET BENEATH THE SURFACE.

AREA CALCULATIONS:

519-142-012 RECORDED LOT SIZE IS 0.34 ACRES
 519-151-002 RECORDED LOT SIZE IS 0.82 ACRES
 519-151-003 RECORDED LOT SIZE IS 1.5 ACRES
 519-151-011 RECORDED LOT SIZE IS 0.28 ACRES
 519-151-012 RECORDED LOT SIZE IS 0.33 ACRES
 519-151-013 RECORDED LOT SIZE IS 0.36 ACRES

TOTAL AREA INVOLVED = 3.43 ACRES

DATE: JUNE 20, 2011

APPLICANT:

CRAIG REALTY GROUP - CABAZON L.L.C.
 ATTN: STEVE CRAIG
 4100 MACARTHUR BOULEVARD, SUITE 200
 NEWPORT BEACH, CA 92660
 TEL: 949-224-4100 FAX: 949-224-4101

LAND OWNERS:

STEVEN L. CRAIG
 CRAIG REALTY GROUP
 4100 MACARTHUR BOULEVARD, SUITE 200
 NEWPORT BEACH, CA 92660
 TEL: 949-224-4100

THE PAUL AND PEGGY HADLEY FAMILY TRUST ESTABLISHED DECEMBER 3RD, 1981
 WESLEY A. WITTI, TRUSTEE
 74-389 HIGHWAY 111, SUITE B
 PALM DESERT, CA 92260
 760-776-4321

MAP PREPARER:

AMBREY COOK MCGILL ARCHITECTS
 ATTN: WALTER RUBIO
 1045 14TH STREET
 SAN DIEGO, CA 92101
 TEL: 619-398-3480 FAX: 619-398-3488

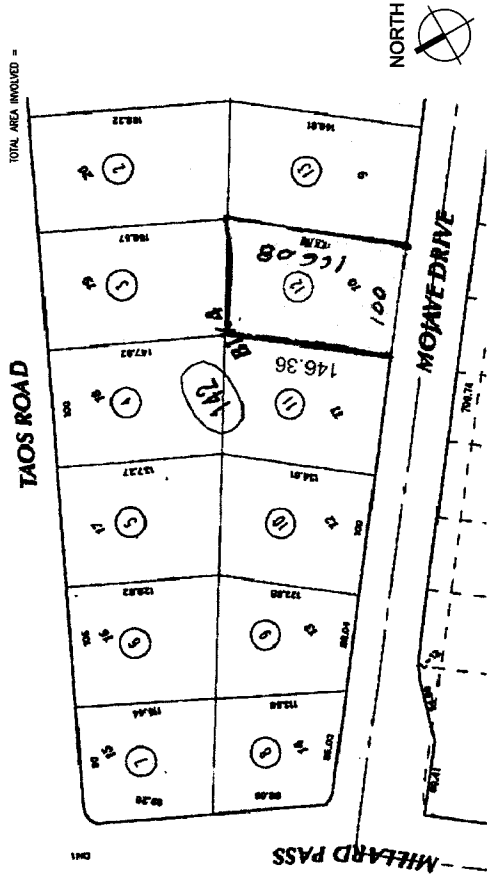
ASSESSOR'S PARCEL NUMBERS: 519-151-002; 519-151-003; 519-151-011; 519-151-012; 519-151-013 & 519-142-012-1

CURRENT LAND USE DESIGNATION: MDR (MEDIUM DENSITY RESIDENTIAL)

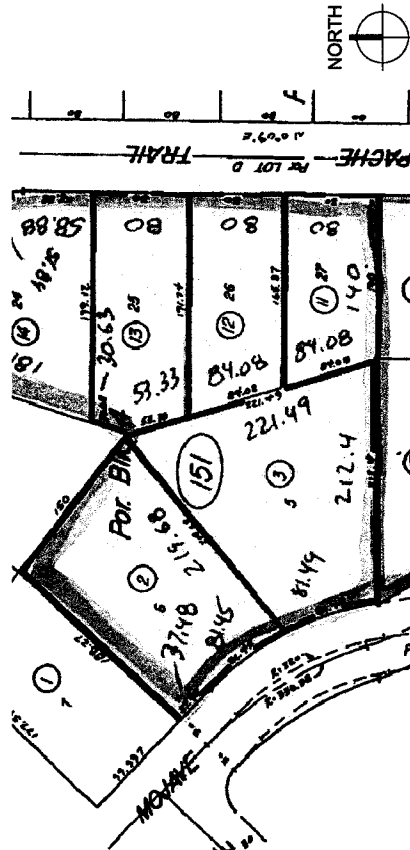
PROPOSED LAND USE DESIGNATION: CR (COMMERCIAL RETAIL)

AMENDMENT DESCRIPTION: AMEND THE PASS AREA PLAN FROM MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL RETAIL ON 3.43 AC

THOMAS BROS. MAPS PAGE/GRID: PAGE: 723 GRID: A3



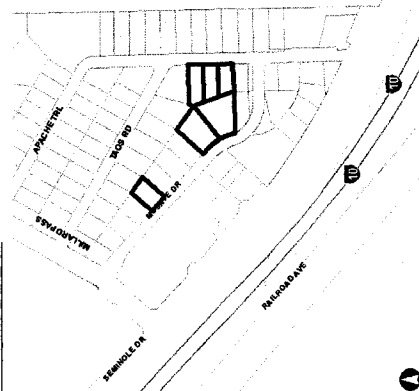
1. MAP FOR PARCELS: 519-142-012 (REFERENCE ASSESSOR'S MAP BK. 519 PAGE 14 RIVERSIDE COUNTY, CALIFORNIA) SCALE: 1" = 100'-0"

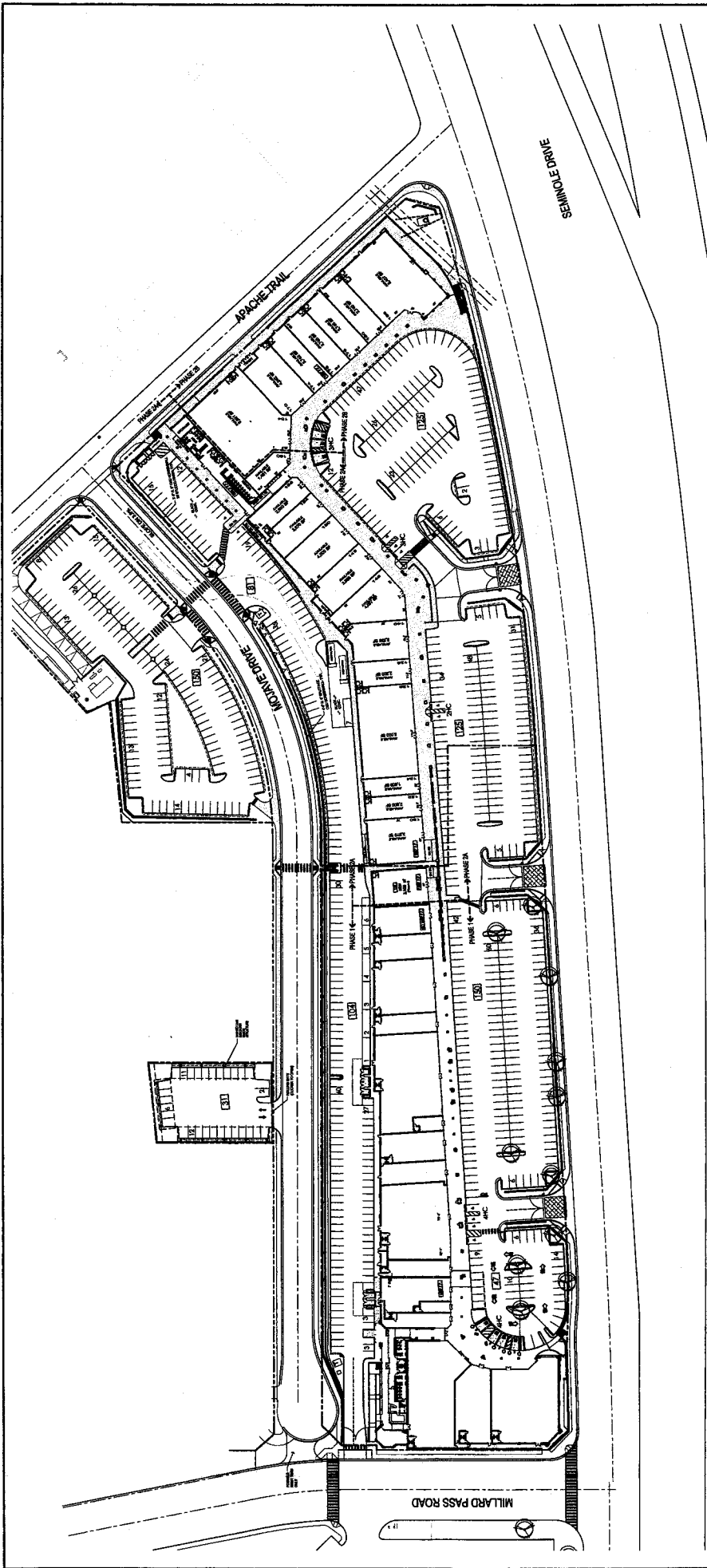


2. MAP FOR PARCELS: 519-151-002, 519-151-003, 519-151-011, 519-151-012 AND 519-151-013 (REFERENCE ASSESSOR'S MAP BK. 519 PAGE 15, RIVERSIDE COUNTY CALIFORNIA) SCALE: 1" = 100'-0"

GENERAL PLAN AMENDMENT - EXHIBIT 'A'

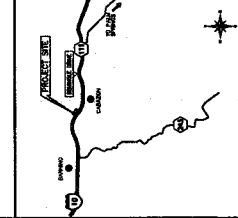
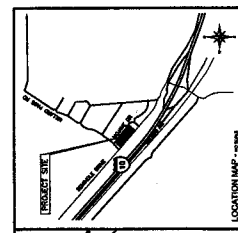
VICINITY MAP





TOTAL PARKING STALLS		816*
PHASE I		
PROPOSED LEASABLE AREA	93,413 SF	
PROPOSED LEASABLE AREA	24,108 SF **	
TOTAL AVAILABLE AREA	117,521 SF	
PHASE I ENCLOSED BUILDING AREA	70,877 SF	
PHASE II		
PROPOSED LEASABLE AREA 2A	93,861 SF ***	
PROPOSED LEASABLE AREA 2B	24,430 SF	
TOTAL AVAILABLE AREA	118,291 SF	
PHASE II ENCLOSED BUILDING AREA	70,881 SF	
PHASE II ENCLOSED BUILDING AREA	648,728 SF	

*Phase I construction is scheduled to be completed by 06/30/2014.
 **Phase II construction is scheduled to be completed by 06/30/2014.
 ***Phase II construction is scheduled to be completed by 06/30/2014.



SCALE: 1" = 60'-0"

← Los Angeles → Palm Springs →

INTERSTATE 10

This plan is diagrammatic and intended only for the purpose of depicting the leased premises. The square footage areas of leased spaces as shown on this plan are approximate and subject to change without notice and to the existence of demising walls between Tenant spaces.

AWBrey
 JACOBS
 ARCHITECTS
 10000 Wilshire Blvd., Suite 200
 Beverly Hills, CA 90210
 Phone: 310.277.1234
 Fax: 310.277.1235

Project No.	2013
Date	MAR 2013
Sheet No.	LS-2

A PROJECT OF
CRAIG REALTY GROUP
 craigrealtygroup.com
SITE PLAN



Cabazon Outlets
 CABAZON, CA



2 PANORAMIC VIEW AT SINGLE LOT (360°)



3 PANORAMIC VIEW AT EAST SIDE (360°)



4 PANORAMIC VIEW AT NORTHEAST CORNER (360°)



5 PANORAMIC VIEW AT NORTHEAST CORNER (360°)



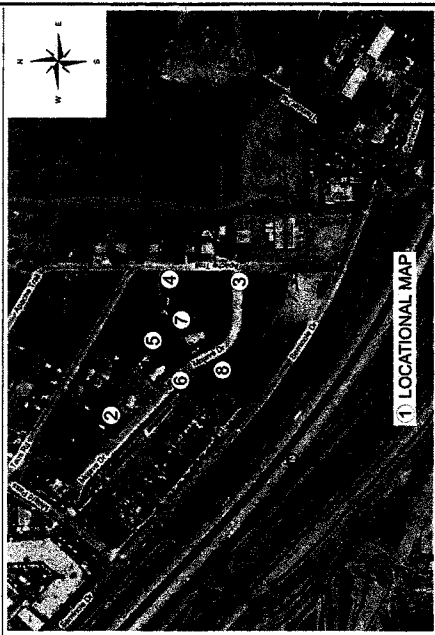
6 PANORAMIC VIEW AT WEST SIDE (360°)



7 VIEW AT MID-SITE TOWARD NORTH (EXISTING UTILITIES)



8 VIEW AT MID-SITE TOWARD NORTH (EXISTING ABANDONED RESIDENCE)

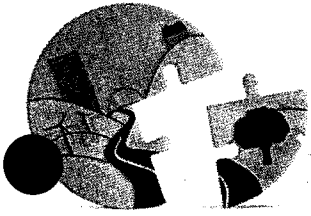


1) LOCATIONAL MAP

**AWBREY
COOK
MCGILL
ARCHITECTS**
1045 14th Street, Suite 100
San Diego, California 92101
Phone: 619.398.3480
Fax: 619.398.3488

CABAZON
outlets-phase II
42750 Gardena Drive
Cabazon, California 92230
CIVIC REALTY GROUP

AWBREY, COOK, MCGILL, ARCHITECTS
1045 14th Street, Suite 100, San Diego, California 92101, 5701
Telephone 619.398.3480



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Set ID# CC006275

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 01109

DATE SUBMITTED: 6/21/11

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Craig Realty Group (Steve Craig) E-Mail: steve@craigrealtygroup.com

Mailing Address: 4100 MacArthur Boulevard, Suite 200
Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (949) 224-4100 Fax No: (949) 224-4101

Engineer/Representative's Name: Todd Schmieder E-Mail: tschmieder@tait.com

Mailing Address: 701 North Parkcenter Drive
Santa Ana Street CA 92705
City State ZIP

Daytime Phone No: (714) 560-8674 Fax No: (714) 560-8211

Property Owner's Name: Please See Attached 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 · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

EA42456
CEC 05478

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.

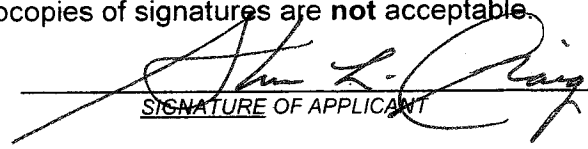
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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.

Steven L. Craig

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

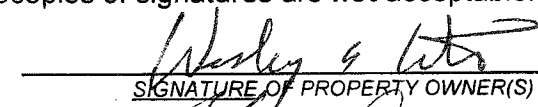
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

Wesley A. Witt, Trustee

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Steven L. Craig

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): Please See Attached

Section: 7 Township: 3S Range: 2E

Approximate Gross Acreage: 7.90 Acres

Related Case Number:

PP15946

Property Owners Information:

The Paul and Peggy Hadley Family Trust established December 3rd, 1981

Mr. Wesley A. Witt, Trustee
74-399 Highway 111, Suite B
Palm Desert, CA 92260
760-776-4321

Mr. Steven L. Craig
1 Ocean Crest
Newport Beach, CA 92657
949-224-4100

Property Information:

Assessor's Parcel Numbers

519-151-002
519-151-003
519-151-011
519-151-012
519-151-013
519-142-012-1

Proposal and Justification for Amendment:

We propose to make changes to the General Plan in order to change the classification of six (6) parcels from MDR to CR. These Parcels are: 519-151-002; 519-151-003; 519-151-011; 519-151-012; 519-151-013; 519-142-012-1

Project Narrative:

Project Description: The project consists of an approximate 1,500 SF addition to Cabazon Phase I and an approximately 77,250 GSF 1-story building, 24' to the east of the 1,500 SF building. Total new building area will be approximately 78,666 SF and include a total of approximately 447 new parking spaces.

Hours of operation: 10:00am through 8:00pm (daily)

Number of Daily Vehicle Trips project will produce: 1,750 per day

Types of Equipment & Commodities to be stored on property: apparel & shoes

Vehicle & Equipment maintenance to be performed on property: none

Occupancy classification of the proposed structures: Type V-1 hour construction

Water Purveyor: Cabazon Water District

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Seminole Drive, South of Mojave Drive, East of Millard Pass, West of Apache Trail

Thomas Brothers map, edition year, page number, and coordinates: ED. 2007, Page 722 J3, Page 723 A3

Existing Zoning Classification(s): W-2

Existing Land Use Designation(s): MDR

Proposal (describe the details of the proposed general plan amendment):

Please See Attached

Related cases filed in conjunction with this request:

PP15946

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 California Edison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	Southern California Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	AT&T, MCI, Sprint, Level 3 Communications	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Cabazon Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	County of Riverside	<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) _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Wesley A. L. [Signature] Date 4/26/11

Owner/Representative (2) John L. [Signature] Date 4-25-11

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

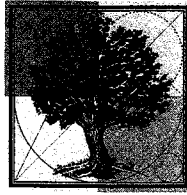
II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

The Pass

EXISTING DESIGNATION(S): MDR

PROPOSED DESIGNATION(S): CR



CRAIG REALTY GROUP

DATE: September 30, 2011

VIA US MAIL AND EMAIL

TO: Jay Olivas
Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

PROJECT: Cabazon Outlets Phase II

RE: GPA01109 - Non-contiguous Parcel, APN: 519-142-012

Mr. Olivas:

In the Planning Commission staff report for the October 5th, 2011 General Plan Amendment Initiation Comment Meeting, it recommends that the General Plan Amendment be approved except for the above listed parcel, 519-142-012.

Craig Realty Group respectfully asks that the Planning Commission staff reconsider this recommendation. During our tenure of owning and operating the Cabazon Outlets, our employees' vehicles have experienced incidents of vandalism and theft while parked on the public streets surrounding the center. In order to prevent this, we purchased this parcel for the sole purpose of providing a safe and secure gated parking lot for our employees.

We understand that this parcel is in a sensitive location. As such, we would take appropriate steps to alleviate it's encumbrance on surrounding parcels. In light of this, we hope that the Planning Commission staff will reconsider their recommendation.

Sincerely,

Phil Parisoul, II
Craig Realty Group

Direct: 949.224.4134

Email: pparisoul@craigrealtygroup.com

Olivas, Jay

From: Phil Palisoul Jr. [ppalisoul@craigrealtygroup.com]
Sent: Monday, August 01, 2011 3:05 PM
To: Olivas, Jay
Cc: Bill Kelly; Todd Schmieder; Tom Awbrey
Subject: RE: Cabazon Outlets Phase II GPA01109

Hello Jay-

Great speaking with you just now.

The separate parcel on Mojave Drive is intended for parking lot for store managers only. Due to recent thefts and damage to manager's cars, we feel that it is necessary to provide our managers with a safe secure parking lot.

I hope this helps you in analysis of our project, and if I can be of any other help please do not hesitate to contact me.

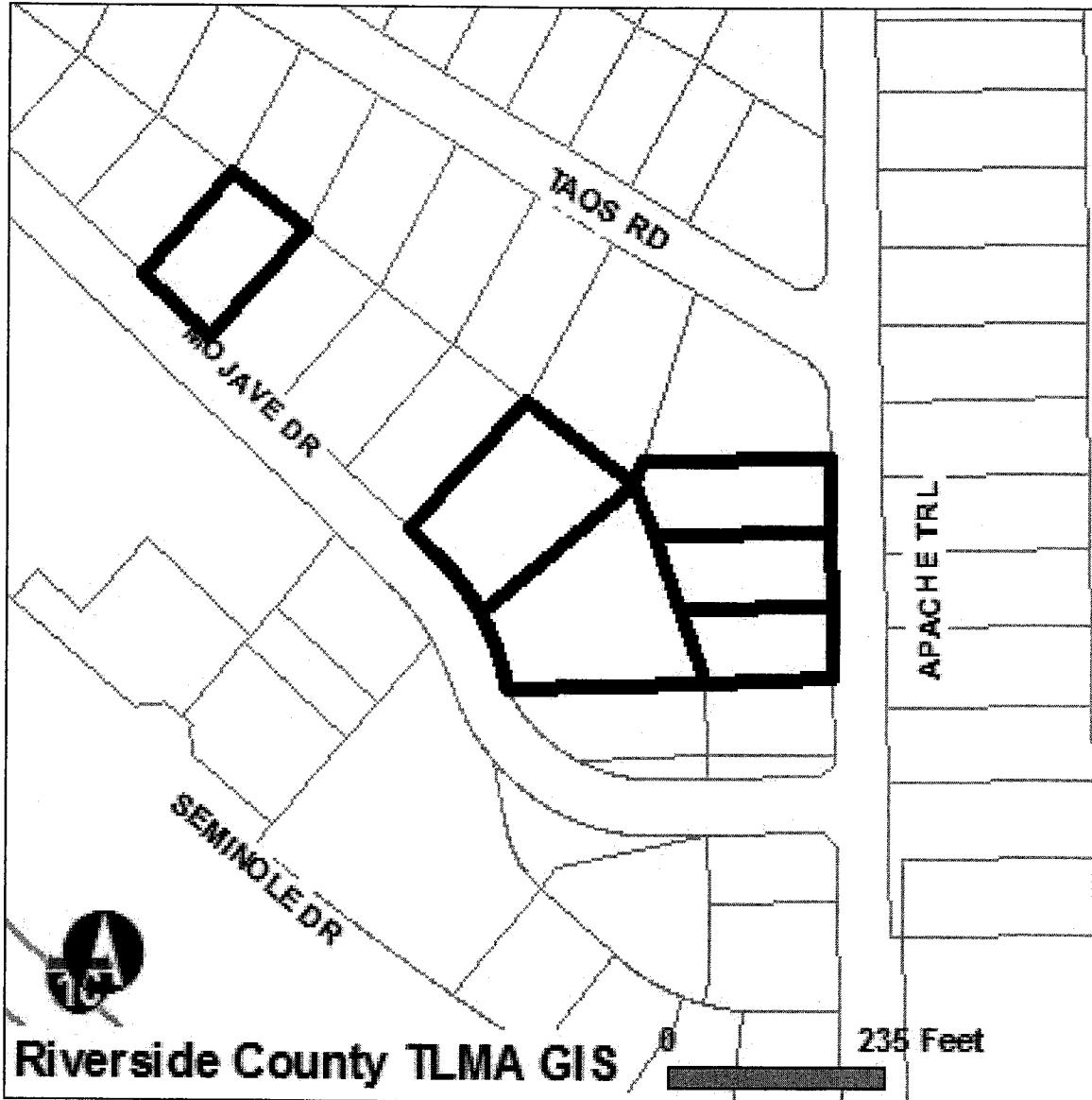
Thank you,

Phil Palisoul, II
Craig Realty Group
100 MacArthur Boulevard
Suite 200
Newport Beach, CA 92660

Direct: 949.224.4134
Fax: 949.336.1941
Email: ppalisoul@craigrealtygroup.com

Confidentiality Notice: The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and may be confidential and/or privileged. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system.
Thank you.

RIVERSIDE COUNTY GIS



Selected parcel(s):

519-142-012 519-151-002 519-151-003 519-151-011 519-151-012 519-151-013

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

519-142-012-1
519-151-002-0
519-151-003-1
519-151-011-8
519-151-012-9
519-151-013-0

OWNER NAME / ADDRESS

519-142-012
STEVEN L CRAIG
ADDRESS NOT AVAILABLE

519-151-002
HADLEY PEGGY ESTATE OF
ADDRESS NOT AVAILABLE

519-151-003
STEVEN L CRAIG
48878 MOJAVE DR
CABAZON, CA. 92230

519-151-011
HADLEY PEGGY ESTATE OF
ADDRESS NOT AVAILABLE

519-151-012
HADLEY PEGGY ESTATE OF
ADDRESS NOT AVAILABLE

519-151-013
HADLEY PEGGY ESTATE OF
13522 APACHE TR
CABAZON, CA. 92230

MAILING ADDRESS

519-142-012
(SEE OWNER)
1 OCEAN CREST
NEWPORT COAST CA. 92657

519-151-002
(SEE OWNER)
P O BOX 12727
PALM DESERT CA. 92255

519-151-003
(SEE OWNER)
4100 MACARTHUR PL STE 200
NEWPORT BEACH CA. 92660

519-151-011
(SEE OWNER)
P O BOX 12727
PALM DESERT CA. 92255

519-151-012
(SEE OWNER)
P O BOX 12727
PALM DESERT CA. 92255

519-151-013
(SEE OWNER)
P O BOX 12727
PALM DESERT CA. 92255

LEGAL DESCRIPTION

APN: 519142012
RECORDED BOOK/PAGE: MB 23/26
SUBDIVISION NAME: DESERT HILLS NO 1
LOT/PARCEL: 10, BLOCK:
TRACT NUMBER: NOT AVAILABLE

APN: 519151002
RECORDED BOOK/PAGE: MB 23/26
SUBDIVISION NAME: DESERT HILLS NO 1
LOT/PARCEL: 6, BLOCK:
TRACT NUMBER: NOT AVAILABLE

APN: 519151003
RECORDED BOOK/PAGE: MB 23/26
SUBDIVISION NAME: DESERT HILLS NO 1
LOT/PARCEL: 5, BLOCK:
TRACT NUMBER: NOT AVAILABLE

APN: 519151011
RECORDED BOOK/PAGE: MB 23/26
SUBDIVISION NAME: DESERT HILLS NO 1
LOT/PARCEL: 27, BLOCK:

TRACT NUMBER: NOT AVAILABLE

APN: 519151012
RECORDED BOOK/PAGE: MB 23/26
SUBDIVISION NAME: DESERT HILLS NO 1
LOT/PARCEL: 26, BLOCK:
TRACT NUMBER: NOT AVAILABLE

APN: 519151013
RECORDED BOOK/PAGE: MB 23/26
SUBDIVISION NAME: DESERT HILLS NO 1
LOT/PARCEL: 25, BLOCK:
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

519-142-012
RECORDED LOT SIZE IS 0.34 ACRES

519-151-002
RECORDED LOT SIZE IS 0.62 ACRES

519-151-003
RECORDED LOT SIZE IS 1.5 ACRES

519-151-011
RECORDED LOT SIZE IS 0.28 ACRES

519-151-012
RECORDED LOT SIZE IS 0.33 ACRES

519-151-013
RECORDED LOT SIZE IS 0.36 ACRES

PROPERTY CHARACTERISTICS

519-142-012
NO PROPERTY DESCRIPTION AVAILABLE

519-151-002
NO PROPERTY DESCRIPTION AVAILABLE

519-151-003
CONCRETE BLOCK THROUGHOUT, 1509 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(420 SQ. FT), CONST'D
1950COMPOSITION, ROOF, CENTRAL HEATING

519-151-011
NO PROPERTY DESCRIPTION AVAILABLE

519-151-012
NO PROPERTY DESCRIPTION AVAILABLE

519-151-013
NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 723 GRID: A3

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T3SR2E SEC 7

2000/2008 FEET

PREVIOUS APN

519-142-012
NO DATA AVAILABLE

519-151-002
NO DATA AVAILABLE

519-151-003
NO DATA AVAILABLE

519-151-011
NO DATA AVAILABLE

519-151-012
NO DATA AVAILABLE

519-151-013
NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR

AREA PLAN (RCIP)

THE PASS

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CABAZON POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

W-2 (CZ 6293)

ZONING DISTRICTS AND ZONING AREAS

PASS & DESERT DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: MCPA
SUBAREA NAME: CABAZON
AMENDMENT NUMBER: 0
ADOPTION DATE: JUL. 11, 1989
ACREAGE: 4690 ACRES

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)

NONE

VEGETATION (2005)

NO DATA AVAILABLE

FIRE**HIGH FIRE AREA (ORD. 787)**

IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA

STATE RESPONSIBILITY AREA

DEVELOPMENT FEES**CVMSHCP FEE AREA (ORD. 875)**

WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.PASS

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

THE PASS

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

139

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY**FLOOD PLAIN REVIEW**

NOT REQUIRED.

WATER DISTRICT

SGPWA

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WHITEWATER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

WITHIN A 1/2 MILE OF
 SAN ANDREAS FAULT
 SAN ANDREAS FAULTS
 SAN GORGONIO PASS FAULT ZONE
 CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.
 FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

BANNING UNIFIED

COMMUNITIES

CABAZON

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 39.28 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043806

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

- 055058
- BANNING LIBRARY DISTRICT
- BANNING UNIFIED SCHOOL
- CABAZON COUNTY WATER
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE JT(33,36)RES.
- MT SAN JACINTO JUNIOR COLLEGE
- RDV PROJECT NO3-1989
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SAN GORGONIO SERIES BOND A
- SUMMIT CEMETERY DISTRICT

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

BUILDING PERMITS

Case #	Description	Status
415250	MONOPOLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
415253	SITE PREP COMMERCIAL COACH PREM FOUND	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BEL020383	UPGRADE CELL SITE FROM 200 AMP TO 400 AMP	FINAL
BEL021126	ATTACH FOUR MICROWAVE DISHES	EXPIRED
BEL061457	SMALL EMERGENCY GENERATOR FOR CELL SITE (PP20286	FINAL
BEL991036	REPLACE FUSE BOX AND METER W/CIRCUIT BREAKERS	FINAL
BNR050137	EMERGENCY GENERATOR PAD CELLSITE(PP20286) VERIZON	FINAL
BXX044946	ADD ANTENNA TO EXISTING MONOPOLE	EXPIRED
BXX060617	ADDITION OF ANTENNAS TO EXSISTING MONO POLE	FINAL
BXX060618	CELL SITE CABINETS AND METER, WORK LIGHT, PAD	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
CFG01070	EA36999	PAID
EA36999	EA FOR PP 14646	APPROVED
HR02088	RESEARCH FOR ANY AND ALL ZONING APPROVAL LETTERS,	PAID
MT066267	DESERT HILLS NO 1 BK 4 LOT 25	VOID
PAR00078	76' HIGH DIRECTIONAL ANTENNAE & MICO TOWER	APPROVED
PAR01290	DISCUSSION OF 78,000 SQ FT ADD TO CABAZON OUTLET	APPLIED
PAR01290	DISCUSSION OF 78,000 SQ FT ADD TO CABAZON OUTLET	APPLIED
PAR01290	DISCUSSION OF 78,000 SQ FT ADD TO CABAZON OUTLET	APPLIED
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PAR01290	DISCUSSION OF 78,000 SQ FT ADD TO CABAZON OUTLET	APPLIED
PP14646S1	MODIFY EX TELECOMMUNICATIONS FAC BY ADDING 2' DISH	APPROVED
PP14646	DEVEL. CELLUAL COMMUNICATIONS SITE W/75' TOWER & E	APPROVED
PP15001	LANDSCAPING PLAN FOR UNMANNED CELLULAR SITE	APPROVED
PP20286	UNMANNED WIRELESS TELECOMMUNUCATIONS FACILITY	APPROVED
PP20635	PLAN CHECK FOR UNMANED WIRELESS CO-LOCATEDED CELL	APPROVED

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Applicant:
Craig Realty Group
4100 MacArthur Blvd, Ste. 200
Newport Beach, CA
92640

Owner:
Mr. Wesley A. Witt
74-399 Highway 111, Ste. B
Palm Desert, CA
92260

Eng-Rep:
Todd Schmieder
701 North Parkcenter Drive
Santa Ana, CA
92705

**Riverside County Board of Supervisors
Request to Speak**



Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Phil Palisoul

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11/15/11 **Agenda #** 15.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
X **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____