



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 AM

JULY 19, 2017

**Planning
Commissioners
2017**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake
Chairman

3rd District
Ruthanne Taylor-
Berger
Vice-Chairman

4th District
Bill Sanchez

5th District
Eric Kroencke

**Assistant TLMA
Director**
Charissa Leach,
P.E.

Legal Counsel
Michelle Clack
Deputy
County Counsel

AGENDA

REGULAR MEETING

RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER

First Floor Board Chambers

4080 Lemon Street, Riverside, CA 92501

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit it to the Hearing 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 provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

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

CALL TO ORDER:

SALUTE TO THE FLAG – ROLL CALL

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30852 – Applicant: Mitzman Land Development Inc. c/o Howard Mitzman – First Supervisorial District – Temescal Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Dawson Canyon Road, southerly of Arcaro Drive, and westerly of Gavilan Springs Ranch – 414.22 Acres – Zoning: Residential Agricultural (R-A-1) – Approved Project Description: Subdivision of 414.22 gross acres into 249 residential lots with a minimum lot size of 1 gross acre on 348.5 gross acres, seven (7) Open Space lots with a minimum lot size of 0.25 acres on 58.54 gross acres, and four (4) detention basins with a minimum lot size of 0.70 acres on 3.89 gross acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 30852, extending the expiration date to September 3, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.2 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30807 – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) and Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Location: Easterly of Leon Road, westerly of State Highway 79, and southerly of Domenigoni Parkway – 201.67 Gross Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule "A" Subdivision of 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of Specific Plan (SP) 293 (Winchester Hills) – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30807, extending the expiration date to July 28, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32227 – Applicant: Jennell Lawrence – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Southerly of Monte Verde Road and westerly of Rio Linda Road – 50.93 Gross Acres – Zoning: One-Family Dwellings (R-1) and Open Area Combining Zone Residential Developments (R-5) – Approved Project Description: Schedule "A" Subdivision of 50.93 acres into 104 single family residential lots with a minimum lot size of 7,200 sq. ft., one (1) 34,743 sq. ft. park, two (2) detention basins, and 16 open space lots for enhanced parkways and natural open space – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32227, extending the expiration date to June 12, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

- 1.4 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32485** – Applicant: Vista Hills 14, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Mayberry Avenue, southerly of Acacia Avenue, easterly of Soboba Avenue, and westerly of Lake Street – 4.76 Gross Acres – Zoning: One Family Dwelling (R-1) – Approve Project Description: Schedule “A” Subdivision of 4.76 acres into 17 single-family residential units with 7,200 sq. ft. minimum lot sizes and one (1) open space lot used as a detention basin – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32485, extending the expiration date to March 30, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.5 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32485** – Applicant: Vista Hills 14, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Mayberry Avenue, southerly of Acacia Avenue, easterly of Soboba Avenue, and westerly of Lake Street – 4.76 Gross Acres – Zoning: One Family Dwelling (R-1) – Approve Project Description: Schedule “A” Subdivision of 4.76 acres into 17 single-family residential units with 7,200 sq. ft. minimum lot sizes and one (1) open space lot used as a detention basin – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32485, extending the expiration date to March 30, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.6 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33978** – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Perris Reservoir Zoning District – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue, and westerly of Foothill Road – 142 Gross Acres – Zoning: SP (McCanna Hills SP No. 246A1) – Approve Project Description: Schedule “A” Subdivision of 142 acres into 139 residential lots with a minimum lot size of 6,000 sq. ft. and seven (7) open space lots in planning areas 3A, 1, 2A, 2B, and 4 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33978, extending the expiration date to March 27, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.7 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33976** – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Perris Reservoir Zoning District – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue, and westerly of Foothill Road – 63.4 Gross Acres – Zoning: SP (McCanna Hills SP No. 246A1) – Approve Project Description: Schedule “A” Subdivision of 63.4 acres into 207 residential units on 15 condominium lots, eight (8) open space lots, one (1) 12.27 acre school site, and one (1) 16.94 acre parcel future residential – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33976, extending the expiration date to June 13, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.8 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35045** – Applicant: Benchmark Pacific – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD-VLDR) – Location: Northerly of Mapes Road, easterly of Menifee Road, westerly of Briggs Road, and southerly of Mountain Avenue – 318 Gross Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “A” Subdivision of 318 acres into 702 single family residential lots consisting of 37 single family residential lots with minimum lot sizes of 4,000 sq. ft., 187 single family residential lots with minimum lot sizes of 4,500 sq.ft., 198 single family residential lots with minimum lot sizes of 5,000 sq. ft., 69 single family residential lots with minimum lot sizes of 6,000 sq. ft., 172 single family residential lots with minimum lot sizes of 7,000 sq. ft., and 39 single family residential lots with minimum lot sizes of 20,000 sq. ft. The project includes 15 open space lots totaling 108.1 acres for recreation facilities, paseos, and detention basins – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 35045, extending the expiration date to May 5, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.9 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33687** – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS-C) – Location: Northerly of Nuevo Road, southerly of Sunset Avenue, bisected by Foothill Avenue, and is bordered to the north and west by the McCanna Hills Specific Plan No. 246A1 – 67.16 Groos Acres – Zoning: Specific Plan No. 251 – Approved Project Description: Schedule “A” to subdivide 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., five (5) water quality basins, 18 Open Space lots totaling 4.9 acres, and three (3) park lots total 5.44 acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33687, extending the expiration date to September 12, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.10 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33487** – Applicant: Kohl Ranch Company, LLC – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Very High Density Residential (CD-VHDR) (14-20 DU/AC) – Open Space: Conservation (OS-C) – Location:

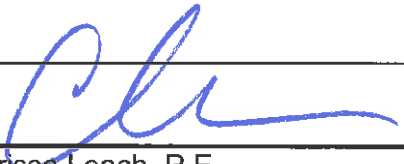
Southerly of 64th Street, easterly of Tyler Street, and northerly of 66th Street – 286 Gross Acres – Zoning: Specific Plan (SP 303) – Approved Project Description: Schedule “A” Subdivision of 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33487, extending the expiration date to June 7, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

- 1.11 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35058** – Applicant: Hunsaker & Associates Irvine Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Tourist (CD-CT) (0.20-.035 FAR) – Light Industrial (CD-LI) (0.25-0.60 FAR) – Very High Density Residential (CD-VHDR) (14-20 DU/AC) – Location: Northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street – 190 Acres – Zoning: Specific Plan (SP338) – Approved Project Description: Schedule “C” Subdivision of 190 acres into 16 lots ranging in size from 2 acres to 20 acres and grading of the site to move approximately two-million cubic yards of earth, with off-site road improvements approximately 3,575 feet east and 1,000 feet west of the project site on Varner Road – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 35058, extending the expiration date to February 3, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.12 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31100** – Applicant: La Ventana 242, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Medium High Density Residential (CD-MHDR) (2-8 DU/AC) – Open Space: Recreation (OS-R) – Location: Northerly of Olive Avenue, southerly of Simpson Road, and easterly of La Ventana Road – 77.85 Gross Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” Subdivision of 77.85 acres into 243 single family residential lots with a minimum lot size of 6,000 sq. ft., two (2) lots for water quality detention basins, four(4) open space lots for a paseo system, one (1) 5 acre lot for a park, one(1) 14.43 acre lot for a school, and two (2) remainder lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31100, extending the expiration date to July 26, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.13 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34677** – Applicant: Rancho Properties – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – High Density Residential (CD-HDR) (5-8 DU/AC) – Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) – Rural Community: Low Density Residential (RC-LDR) (1-2 DU/AC) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Location: Northerly of Olive Avenue, westerly of Leon Road, and southerly of Simpson Road – 73.22 Gross Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” Subdivision of 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 2,900 sq. ft., one (1) 2.0-acre park, one (1) 2.1-acre park, two (2) lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34677, extending the expiration date to June 16, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.14 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34677** – Applicant: Rancho Properties – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC), High Density Residential (CD-HDR) (5-8 DU/AC) – Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) – Rural Community: Low Density Residential (RC-LDR) (1-2 DU/AC) – Open Space: Recreation (OS-R) – and Conservation (OS-C) – Location: Northerly of Olive Avenue, westerly of Leon Road, and southerly of Simpson Road – 73.22 Gross Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” Subdivision of 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 2,900 sq. ft., one (1) 2.0-acre park, one (1) 2.1-acre park, two (2) lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34677, extending the expiration date to June 16, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.15 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30977** – Applicant: Alan Clark & Kathy Warner – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Low Density Residential (CD-LDR) (1/2 acre min.) – Open Space: Conservation (OS-C) – Location: Northerly of Ano Crest Road, southerly of Busby Road, easterly of Leon Road, westerly of Winchester Road – 260.5 Acres – Zoning: Specific Plan (S-P) – Approved Project Description: Subdivision of 260.5 acres into 414 single family residential lots, one (1) 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one (1) 107.33 acre natural open space lot, and three (3) remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 sq. ft., Planning Area 50A has 93 lots with a minimum lot size of 6,000 sq. ft., Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 sq. ft., and Planning Area 50C has 122 lots with a minimum lot size of 4,500 sq. ft. – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30977, extending the expiration date to June 16, 2018. Project Planner: Ash Syed at 951-955-6035 or email at asyed@rivco.org.

- 1.16 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32332** – Applicant: Arlington Veterinary Laboratories, Inc. c/o Clifford J. Olsen – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Agricultural (AG) – Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Whittier Avenue, southerly of Mayberry Avenue, easterly of Century Court, and westerly of Fairview Avenue – 23.70 Acres – Zoning: Open Area Combining Zone – Open Area Combining Zone – Residential Developments (R-5) – Residential Agricultural (R-A) – Approved Project Description: The land division hereby permitted is for a Schedule “B” Subdivision of 23.70 gross acres into 34 lots with a minimum lot size of 20,000 sq. ft. – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32332 extending the expiration date to June 24, 2018. Project Planner: Ash Syed at 951-955-6035 or email at asyed@rivco.org.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners’ request).
NONE
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.
NONE
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1 **TENTATIVE PARCEL MAP NO. 37307, PLOT PLAN NO. 26229, SETBACK ADJUSTMENT NO. 6092** – Intent to Adopt a Negative Declaration – Applicant: Steve Blair – Engineer: LSAP – Fourth Supervisorial District – Bermuda Dunes – Western Coachella Valley Area Plan – General Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Southeasterly corner of Leopard Street and Wolf Road, northerly of Interstate-10 and westerly of Washington Street – Acres: 0.62 - Zoning: Manufacturing-Service Commercial (M-SC) – **REQUESTS:** A Tentative Parcel Map (Schedule E) proposing to create a single parcel with seven (7) condominium recreational vehicle parking units ranging from 1,560 sq. ft. to 1,700 sq. ft. within a proposed 11,292 sq. ft. building, a 12,250 sq. ft. common parking lot, and a 3,465 sq. ft. common landscaped area. The Plot Plan proposes to construct an 11,292 sq. ft. concrete tilt-up building with a proposed building height of 22-feet, with enclosed trailer, recreational vehicle, and boat storage spaces for seven (7) condominium units ranging in size from 1,560 sq. ft. to 1,700 sq. ft. with common areas for parking and landscaping totaling approximately 15,715 sq. ft. The Setback Adjustment is a request to reduce the side yard setback from 25-feet to 15-feet. Project Planner: Daniel Arvizo at (760) 863-7684 or email at darvizo@rivco.org.
- 4.2 **TENTATIVE PARCEL MAP NO. 37228** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Nachhattar Singh Chandi and Susana Chandi – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – General Plan: Community Development: Commercial Retail (CD-CR) – Location: Northeasterly corner of State Route 86 and 66th Avenue – Acres: 37.17 gross Zoning: Light Agriculture 5-acre minimum (A-1-5) – Scenic Highway Commercial (C-P-S) – **REQUEST:** Tentative Parcel Map No. 37228 proposes a Schedule “E” subdivision of 37.16 gross acres into six (6) parcels. Parcels 1-5 consist of the existing travel center; Parcel 6 is an undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map. The proposed subdivision of the travel center will create six (6) parcels allowing the property owner to sell the parcels individually. This subdivision request does not propose any new development. The proposed parcels consist of the following: Parcel 1 (0.52 acres) includes an existing building with a Starbucks business; Parcel 2 (0.58 acres) includes an existing Del Taco business; Parcel 3 (1.11 acres) is undeveloped; Parcel 4 (6.30 acres) includes the existing Arco fueling station for both auto and trucks, a convenience store, and retail spaces; Parcel 5 (0.33 acres) includes the existing water treatment plant for the center; and Parcel 6 (25.17 acres) is undeveloped. Project Planner: Daniel Arvizo at (760) 863-7684 or email at darvizo@rivco.org.
- 4.3 **COMMERCIAL WECS PERMIT NO. 133** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Wintec Energy, LTD. – Representative: Jeffery S. Welton – Fifth Supervisorial District – Pass and Desert – Western Coachella Valley Area Plan – General Plan: Rural: Rural Desert (RUR-RD) – Location: North Palm Springs northerly of Interstate 10 and easterly of State Highway 62, more specifically, northerly of Avenue 18, southerly of Dillon Road, westerly of Diablo Road, and easterly of Lotker Lane – Zoning: Wind Energy (W-E) – General Plan Policy Area: San Gorgonio Pass Wind Energy Policy Area – **REQUEST:** Commercial WECS Permit No. 133 is for an existing commercial wind energy conversion system (WECS) array consisting of seven (7) existing Vestas V47-660kW wind turbines not to exceed approximately 275 feet in height, with related facilities such as pad mounted transformers, an underground distribution line, and two (2) meteorological towers not to exceed 240 feet in height (one existing and one proposed meteorological tower). WCS No. 133 will have a permit life of approximately 15 years, expiring on July 1, 2033. WCS No. 133 replaces WCS No. 33R1, which expired on July 19, 2014. No new construction is proposed to the existing wind turbines. Project Planner: Jay Olivias at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivias@rivco.org).
- 5.0 WORKSHOPS:
NONE
- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0 DIRECTOR'S REPORT
- 8.0 COMMISSIONERS' COMMENTS

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning Area: Temescal
Supervisorial District: First
Project Planner: Ash Syed
Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 30852
FIRST EXTENSION OF TIME
Applicant: Mitzman Land Development Inc.
c/o Howard Mitzman



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 414.22 gross acres into 249 residential lots with a minimum lot size of 1 gross acre on 348.5 gross acres, 7 Open Space lots with a minimum lot size of .25 acres on 58.54 gross acres, and 4 detention basins with a minimum lot size of 0.70 acres on 3.89 gross acres.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30852

BACKGROUND:

Tentative Tract Map No. 30852 was originally approved at Planning Commission on September 3, 2008.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant June 14, 2017 indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

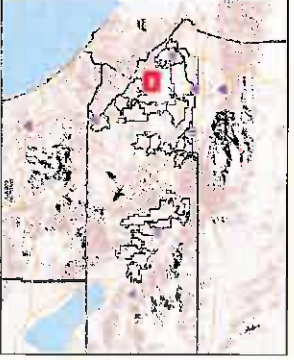
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 3, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30852 extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 3, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR30852 Vicinity Map

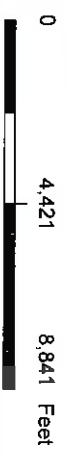


Legend

-  City Boundaries
-  Cities

Notes

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



REPORT PRINTED ON... 6/5/2017 11:28:03 AM

© Riverside County RCIT GIS

Extension of Time Environmental Determination

Project Case Number: TR30852
Original E.A. Number: EA 39293
Extension of Time No.: First
Original Approval Date: September 3, 2008
Project Location: North of Dawson Canyon Road, South of Arcaro Drive, West of Gavilan Springs Ranch.

Project Description: Subdivision of 414.22 gross acres into 249 residential lots with a minimum lot size of 1 gross acre on 348.5 gross acres, 7 Open Space lots with a minimum lot size of .25 acres on 58.54 gross acres, and 4 detention basins with a minimum lot size of 0.70 acres on 3.89 gross acres.

On September 3, 2008, this Tentative Tract Map and its original environmental assessment/ environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____

Ash Syed, Planner

Date: June 21, 2017

Charissa Leach, P.E.

Assistant TLMA Director

Syed, Ashiq

From: Howard Mitzman <mitzland@aol.com>
Sent: Wednesday, June 14, 2017 9:08 AM
To: Syed, Ashiq
Subject: Re: Recommended Conditions of Approval for 1st EOT of TR30852

Mr. Ashiq, thank you for reaching out me me regarding this request, we accept the conditions as stated in your email.

Please let me know if this satisfies acceptance to proceed with approval.

Howard mitzman
Mitzman land development, inc.

Sent from my iPad

On Jun 5, 2017, at 1:28 PM, Syed, Ashiq <ASyed@rivco.org> wrote:

Mr. Mitzman,

I am Ash Syed. I have been assigned to process your Extension of Time (EOT) request for TR30852. Attached are the recommended Conditions of Approval (COA).

Attn: Mitzman Land Development Inc.
c/o Howard Mitzman
9 Long View Road
Coto De Caza, CA 92679

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30852

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50. E HEALTH. 5
50. TRANS. 44
60. BS GRADE. 14
60. TRANS. 1
80. TRANS. 1
90. BS GRADE. 3
90. TRANS. 9

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added through the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.



Ash Syed – Contract Planner

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Email: asyed@rivco.org

Phone: 951-955-6035

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

<1st EOT TR30852 E-mail COA.pdf>

06/05/17
11:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30852

Parcel: 289-140-014

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5

EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 44

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

06/05/17
11:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30852

Parcel: 289-140-014

50. PRIOR TO MAP RECORDATION

50.TRANS. 44 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR30852

Parcel: 289-140-014

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR30852

Parcel: 289-140-014

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 9 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

06/05/17
11:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR30852

Parcel: 289-140-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND

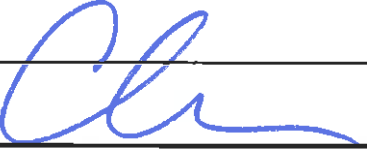
established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.2

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 30807
FOURTH EXTENSION OF TIME
Applicant: SR Conestoga, LLC



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of Specific Plan (SP) 293 (Winchester Hills).

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30807

BACKGROUND:

Tentative Tract Map No. 30807 was originally approved at Planning Commission on July 28, 2004. The project proceeded to the Board of Supervisors for receive and file on September 14, 2004.

The first Extension of Time was approved at Planning Commission on February 20, 2008.

The second Extension of Time was approved at Planning Commission on October 26, 2011.

The third Extension of Time was approved at Planning Commission on October 19, 2016.

The fourth Extension of Time was received May 31, 2017, ahead of the expiration date of July 28, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on June 5, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 5, 2017) indicating the acceptance of the six (6) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

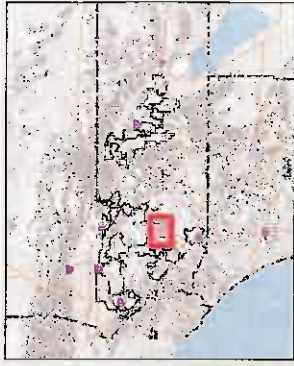
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become July 28, 2018. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30807**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 28, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

4th EOT for TR30807

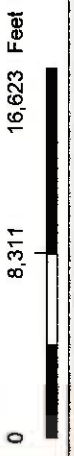
Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
 - majorroads
 - counties
 - cities

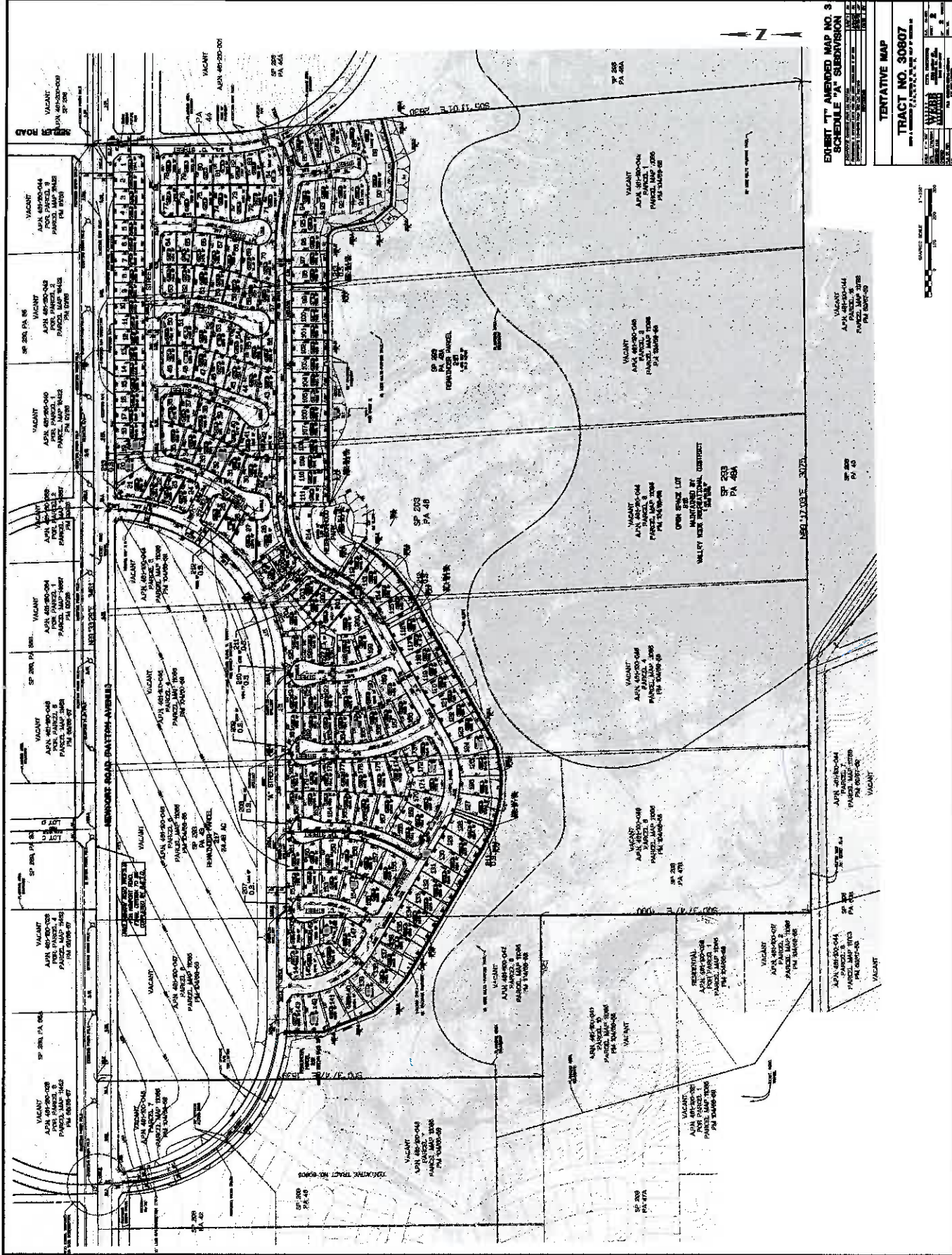
Notes

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



REPORT PRINTED ON... 6/6/2017 4:47:20 PM

© Riverside County RCIT GIS



SUBJECT TO AMENDED MAP NO. 3
 SCHEDULE 'A' SUBDIVISION
 TRACT NO. 50907

TENTATIVE MAP

APN	487-20-000
PARCEL	1
PLAT	50907
DATE	11/11/2008
BY	W. J. WOOD
FOR	W. J. WOOD
SCALE	1" = 200'
DATE	11/11/2008



VACANT
 APN 487-20-044
 PARCEL 5
 PLAT 50907

VACANT
 APN 487-20-044
 PARCEL 6
 PLAT 50907

VACANT
 APN 487-20-044
 PARCEL 7
 PLAT 50907

VACANT
 APN 487-20-044
 PARCEL 8
 PLAT 50907

VACANT
 APN 487-20-044
 PARCEL 9
 PLAT 50907

VACANT
 APN 487-20-044
 PARCEL 10
 PLAT 50907

VACANT
 APN 487-20-000
 PARCEL 1
 PLAT 50907

VACANT
 APN 487-20-000
 PARCEL 2
 PLAT 50907

VACANT
 APN 487-20-000
 PARCEL 3
 PLAT 50907

VACANT
 APN 487-20-000
 PARCEL 4
 PLAT 50907

VACANT
 APN 487-20-000
 PARCEL 5
 PLAT 50907

VACANT
 APN 487-20-000
 PARCEL 6
 PLAT 50907

VACANT
 APN 487-20-000
 PARCEL 7
 PLAT 50907

VACANT
 APN 487-20-000
 PARCEL 8
 PLAT 50907

VACANT
 APN 487-20-000
 PARCEL 9
 PLAT 50907


Extension of Time Environmental Determination

Project Case Number: TR30807
 Original E.A. Number: 38777
 Extension of Time No.: Fourth
 Original Approval Date: July 28, 2004
 Project Location: East of Leon Road, West of State Highway 79, and South of Domenigoni Parkway

Project Description: Schedule "A" Subdivision of 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of Specific Plan (SP) 293 (Winchester Hills).

On July 28, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: June 14, 2017
 For Charissa Leech, Assistant TLMA Director



SR CONESTOGA, LLC

June 5, 2017

To: Arturo Ortuno

From: Jim Lytle

Re: Acceptance of EOT-4 Conditions of Approval for CASE TR30807

Mr. Ortuno:

I am the applicant for the EOT Case TR30807. I accept the following conditions of approval associated with this Extension of Time Request.

1. **Prior to Map Recordation**
50-E-HEALTH.9 – EOT4-REQUIRED E HEALTH DOCUMENTS
50-TRANS.34 – EOT4- FINAL ACCESS AND MAINT
2. **Prior to Grading Permit Issuance**
60-BS-GRADE.17 – EOT4 – REQ BMP SWPPP WQMP
60-TRANS.1 – EOT4- FINAL WQMP FOR GRADING
3. **Prior to Building Permit Issuance**
80-TRANS.4 – EOT4 – WQMP AND MAINTENANCE
4. **Prior to Building Final Inspection**
90.BS GRADE.15 – EOT4 – WQMP REQUIRED
90-TRANS.12 – EOT4 – WQMP COMP AND BNS REG

Regards,

Jim Lytle

A handwritten signature in blue ink, appearing to read "Jim Lytle", with a long horizontal line extending to the right.

06/14/17
09:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 34

EOT4 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 17

EOT4 - REQ BMP SWPPP WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

(This Extension of Time condition may be considered "Met"

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 17 EOT4 - REQ BMP SWPPP WQMP (cont.) RECOMMND

if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT4 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4 EOT4 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if

06/14/17
09:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 EOT4 -WQMP AND MAINTENANCE (cont.) RECOMMND

required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 15 EOT4 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

06/14/17
09:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 12

EOT4 - WQMP COMP AND BNS REG


RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 32227
FIRST EXTENSION OF TIME
Applicant: Dan Long



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 50.93 acres into 104 single family residential lots with a minimum lot size of 7,200 sq. ft., one 34,743 sq. ft. park, two detention basins, and 16 open space lots for enhanced parkways and natural open space.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32227

BACKGROUND:

Tentative Tract Map No. 32227, along with Change of Zone No. 6999, was originally approved at Planning Commission on February 7, 2007. A minor change to Tentative Tract Map No. 32065 was approved at Planning Commission on July 1, 2008. The Minor Change proposed to modify street alignment to avoid existing water mains and to improve design speed and sight distance.

The first Extension of Time was received May 31, 2017, ahead of the expiration date of June 12, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on June 5, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 5, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

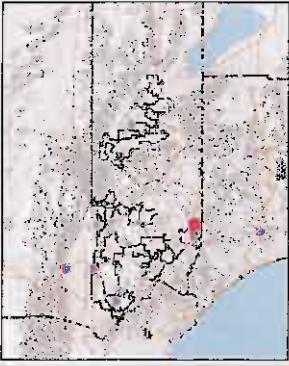
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 12, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32227, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 12, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR32227

Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

Notes

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.

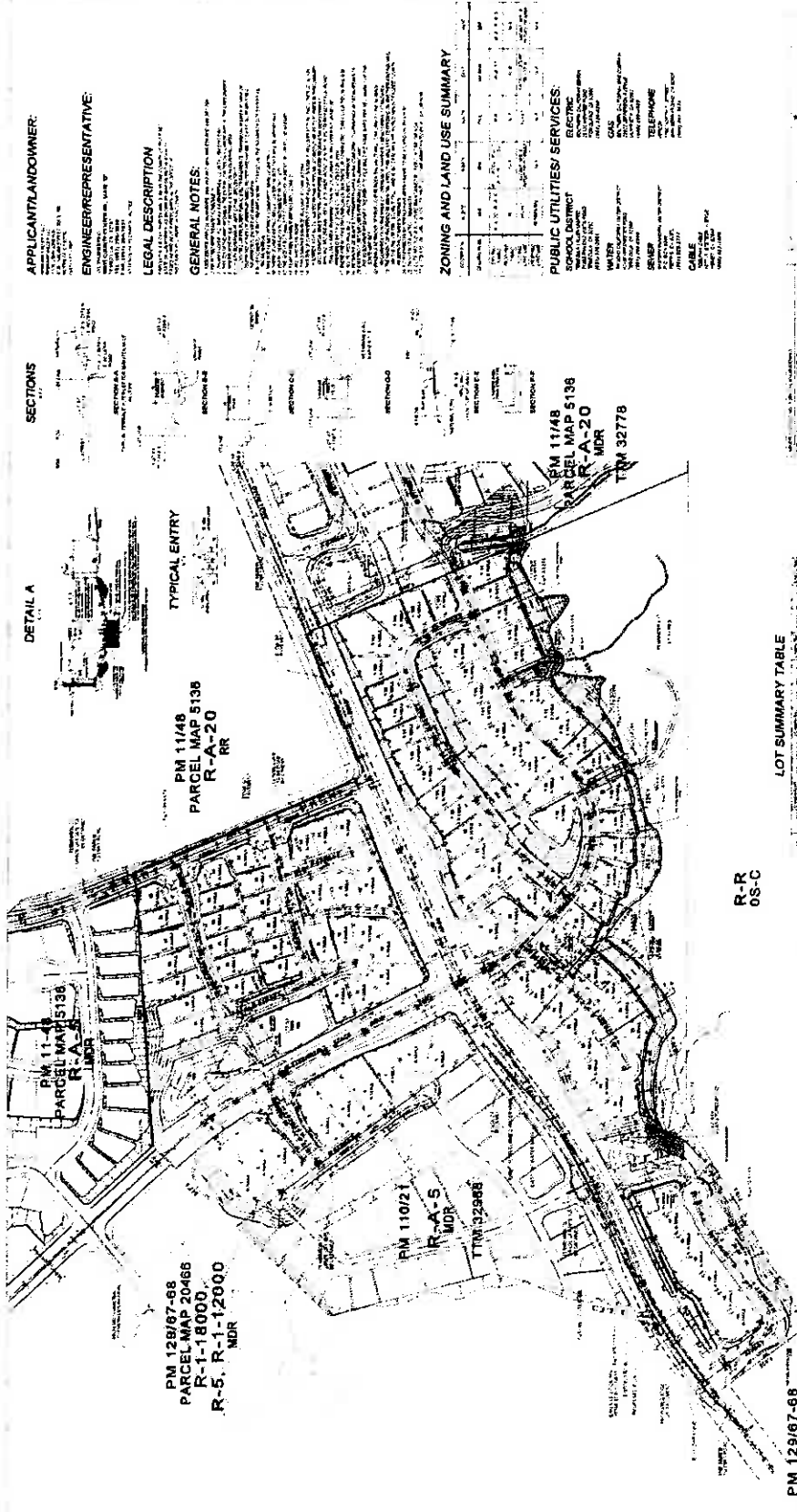


0 2,212 4,425 Feet



REPORT PRINTED ON... 6/5/2017 4:28:59 PM

© Riverside County RCIT GIS



APPLICANT/LANDOWNER:
 [Name and address information]

ENGINEER/REPRESENTATIVE:
 [Name and address information]

LEGAL DESCRIPTION:
 [Detailed legal description of the property]

GENERAL NOTES:
 [List of notes regarding the map and zoning]

ZONING AND LAND USE SUMMARY:

ZONE	AREA (AC)	PERCENT
R-5	1.2000	100%

PUBLIC UTILITIES/SERVICES:
 ELECTRIC
 GAS
 WATER
 TELEPHONE

SECTIONS:

DETAIL A:

TYPICAL ENTRY:

PM 11/48
 PARCEL MAP 5138
 R-A-20
 RR

PM 110/21
 R-A-S
 MDR
 TRM 32988

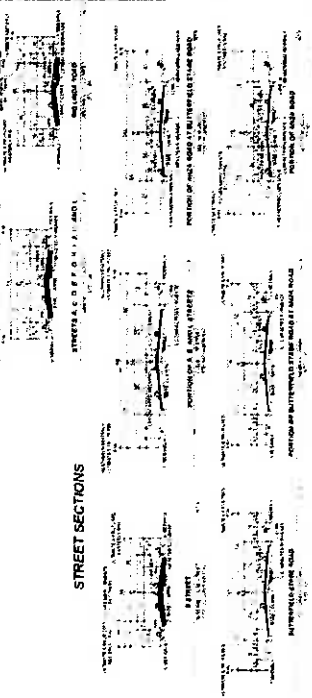
PM 11/48
 PARCEL MAP 5138
 R-A-20
 MDR
 TRM 32778

R-R
 OS-C

PM 129/87-88
 PARCEL MAP 20466
 R-A
 MDR

LOT SUMMARY TABLE:

LOT NO.	AREA (SQ FT)	AREA (AC)	PERCENT
1	10000	0.23	23%
2	10000	0.23	23%
...
TOTAL	43000	1.00	100%



LEGEND:

- Lot boundaries
- Street centerlines
- Utility lines
- Proposed easements

LOT STATISTICS:

TOTAL LOTS	43
TOTAL AREA (SQ FT)	43000
AVERAGE LOT AREA (SQ FT)	1000

VICINITY & ACCESS MAP:

PREPARED FOR:
 [Client name and address]

MINOR CHANGE NO. 1
TENTATIVE TRACT
MAP NO. 32227
 RIVERSIDE COUNTY, CA

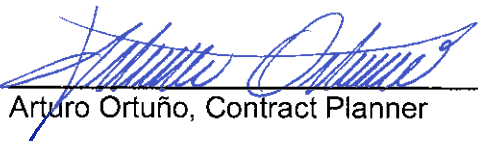
Extension of Time Environmental Determination

Project Case Number: TR32227
 Original E.A. Number: 39661
 Extension of Time No.: First
 Original Approval Date: June 12, 2007
 Project Location: South of Monte Verde Road, and West of Rio Linda Road

Project Description: Schedule "A" Subdivision of 50.93 acres into 104 single family residential lots with a minimum lot size of 7,200 sq. ft., one 34,743 sq. ft. park, two detention basins, and 16 open space lots for enhanced parkways and natural open space.

On June 12, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Arturo Ortuño, Contract Planner

Date: June 14, 2017
 For Charissa Leech, Assistant TLMA Director



THE RANCON GROUP

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

June 5, 2017

To: Arturo Ortuno

From: Dan Long

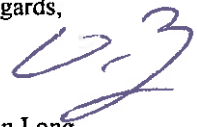
Re: Acceptance of EOT-1 Conditions of Approval for CASE TR32227M1

Mr. Ortuno:

I am the applicant for the EOT Case TR32227M1. I accept the following conditions of approval associated with this Extension of Time Request.

1. **Prior to Map Recordation**
50-E-HEALTH.5 – EOT1-REQUIRED E HEALTH DOCUMENTS
50-TRANS.32 – EOT1- FINAL ACCESS AND MAINT
2. **Prior to Grading Permit Issuance**
60-BS-GRADE.14 – EOT1 – REQ BMP SWPPP WQMP
60-BS-TRANS.1 – EOT1- FINAL WQMP FOR GRADING
3. **Prior to Building Permit Issuance**
80.TRANS.1 – EOT1 – WQMP AND MAINTENANCE
4. **Prior to Building Final Inspection**
90.BS GRADE.3 – EOT1 – WQMP REQUIRED
90.TRANS.10 – EOT1 – WQMP COMP AND BNS REG

Regards,


Dan Long

TRACT MAP Tract #: TR32227M1

Parcel: 966-380-009

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 32 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met"

TRACT MAP Tract #: TR32227M1

Parcel: 966-380-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 32 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board

TRACT MAP Tract #: TR32227M1

Parcel: 966-380-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) RECOMMND

Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 EOT1 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

06/14/17
08:43

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR32227M1

Parcel: 966-380-009

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

06/14/17
08:43

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32227M1

Parcel: 966-380-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT1 - WQMP COMP AND BNS REG (cont.)


RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.
Area Plan: San Jacinto Valley
Zoning District: Little Lake
Supervisorial District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 32485
SECOND EXTENSION OF TIME
Applicant: Vista Hills 14, LLC



Charissa Leach, P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT **EXTENSION OF TIME STAFF REPORT**

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 4.76 acres into 17 single-family residential units with 7,200 sq. ft. minimum lot sizes and one open space lot used as a detention basin.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32485

BACKGROUND:

Tentative Tract Map No. 32485 was originally approved at Planning Commission on March 30, 2005. The project proceeded to the Board of Supervisors for receive and file on July 26, 2005.

The first Extension of Time was approved at Planning Commission on January 5, 2011.

The second Extension of Time was received February 22, 2016, ahead of the expiration date of March 30, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on May 3, 2017.

A third Extension of Time was filed March 13, 2017. The third Extension of Time is being processed concurrently, but as a subsequent action, with the second Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated May 3, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

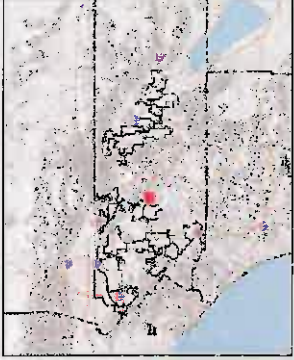
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 30, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration (which was applied for on March 13, 2017).

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32485**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 30, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR32485

Vicinity Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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.

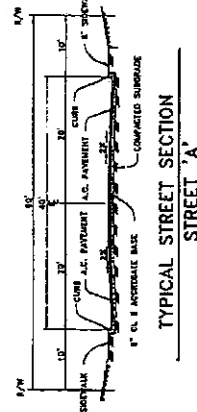
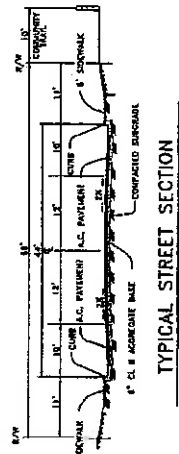
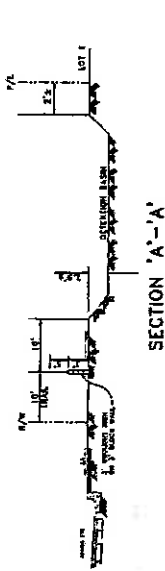
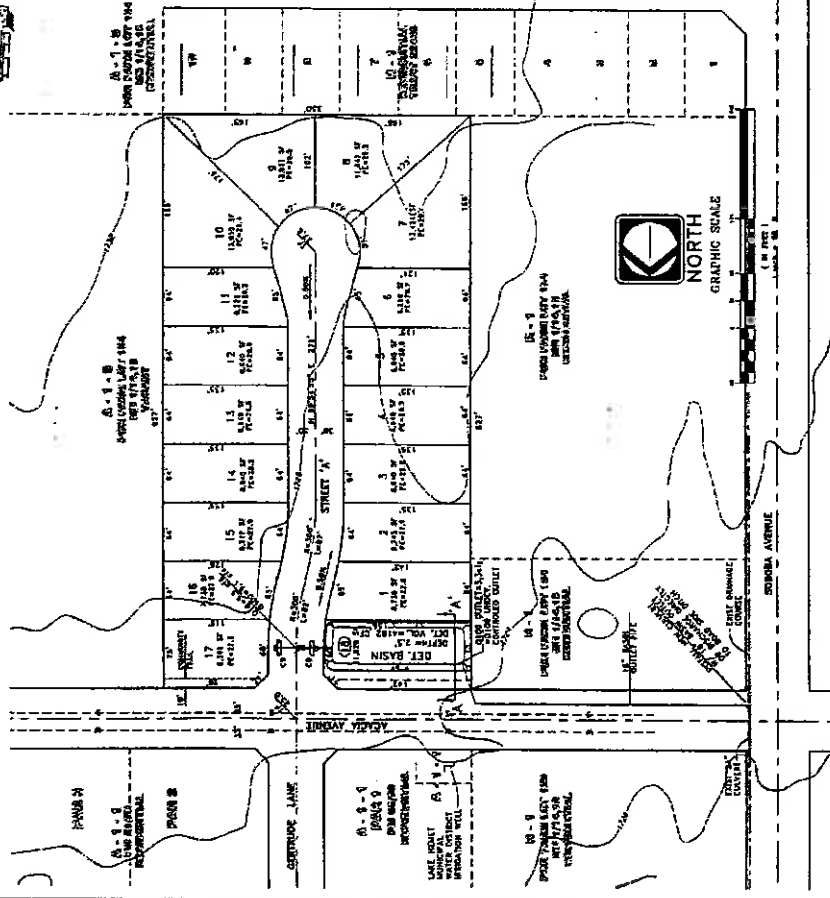
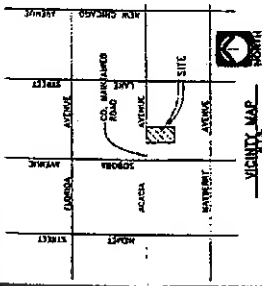
0 1,978 3,957 Feet

REPORT PRINTED ON ... 6/5/2017 2:34:01 PM

© Riverside County RCIT GIS

IN THE COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 32485

SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST
AMENDED NO. 1
EXHIBIT 'T'



H.O.A. NOTE:
PROPERTY WITHIN MAP AREA IS TO BE MAINTAINED BY THE HOA UNDER PROVISIONS ESTABLISHED BY THE PROJECT.

OWNER
200 N. BROWN AVE.
DANA POINT, CA 92629

APPLICANT
JEFFREY CORNWELL
1931 WALLEN PARK WAY # 201C
DANA POINT, CA 92629

ASSASSOR'S PARCEL NO.
52-080-002

EXISTING LAND USE
VACANT

IMPROVEMENT SCHEDULE
SCHEDULE 'V'

ADJACENT LAND USE
RESIDENTIAL
R-1
R-1-S

PROPOSED LAND USE
RESIDENTIAL
R-1
R-1-S

EXISTING ZONING
R-1

PROPOSED ZONING
R-1

UTILITIES
- LATE HOSE HANDSAL WATER SERVICE
- LATE HOSE HANDSAL WATER SERVICE
- LATE HOSE HANDSAL WATER SERVICE
- SOUTHERN CALIFORNIA GAS CO.
- VERIZON
- VERIZON

NUMBER OF LOTS
18 (TOTALING 18.1 ACRE)

MINIMUM LOT SIZE
PROPOSED - 1200 SQ. FT.

ACREAGE
17.9 AC. 8,778 SQUARE FEET

CONTIGUOUS OWNERSHIP
NONE

THOMAS GUIDE
PAGE 411, C-7 (FROM EDITION)

SOURCE OF TOPOGRAPHY
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
SCHOOL DISTRICT

FLOOD PLAIN
FLOOD CONTROL DISTRICT

COMMUNITY PLAN NO. 62426 21338
DATED SEPTEMBER 30, 1988

SPECIFIC PLAN
NONE

COMMUNITY SERVICE DISTRICT
NONE

COMMUNITY PLAN
NONE

RIPES SUPPLEMENT 'A'
RIPES SUPPLEMENT 'A' FROM WATER RESOURCES DIVISION PLAN (1987)
IS INCORPORATED INTO THIS TRACT MAP. THE RIPES SUPPLEMENT IS FILED WITH THE
APPROVED MAP AS AN INSTRUMENT OF THE APPROVED TRACT MAP FOR THIS TRACT.

PROPERTY DESCRIPTION
ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
SOUTH PART OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST, COUNTY OF RIVERSIDE, CALIFORNIA, AS TO LAND CONTAINED IN THE COUNTY RECORDS OF SAID COUNTY, VOLUME 14, PAGE 13, AS TO LAND IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

EXPLANATORY NOTES OF NON-APPLICABLE REQUIREMENTS

21. ALL CITY, PUBLIC & PRIVATE UTILITIES ARE WITHIN THE PUBLIC B.A.R.
22. ALL UTILITIES ARE WITHIN THE COUNTY OF RIVERSIDE.
23. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
24. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
25. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
26. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
27. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
28. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
29. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
30. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
31. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
32. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
33. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
34. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
35. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
36. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
37. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
38. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
39. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
40. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
41. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
42. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
43. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
44. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
45. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
46. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
47. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
48. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
49. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
50. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
51. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
52. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
53. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
54. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
55. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
56. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
57. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
58. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
59. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
60. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
61. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
62. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
63. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
64. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
65. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
66. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
67. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
68. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
69. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
70. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
71. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
72. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
73. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
74. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
75. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
76. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
77. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
78. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
79. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
80. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
81. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
82. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
83. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
84. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
85. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
86. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
87. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
88. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
89. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
90. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
91. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
92. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
93. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
94. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
95. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
96. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
97. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
98. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
99. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.
100. EXISTING UTILITIES ARE NOT PROTECTED BY THIS PROJECT.

EXHIBIT 'T'

SHEET NO. 7

COUNTY OF RIVERSIDE

JEFFREY CORNWELL

TENTATIVE TRACT MAP

NO. 32485

AMENDED NO. 1

APPROVED BY: _____ DATE: _____

PREPARED BY: _____ DATE: _____

R.C.E. NO. _____ EXP. DATE: _____

BLAINE A. WOMER
CIVIL ENGINEERING

Underground Service Alert
Call 811
1-800-257-2560

Extension of Time Environmental Determination

Project Case Number: TR32485
 Original E.A. Number: 39589
 Extension of Time No.: Second
 Original Approval Date: March 30, 2005
 Project Location: North of Mayberry Avenue, South of Acacia Avenue, East of Soboba Avenue, and West of Lake Street
 Project Description: Schedule "A" Subdivision of 4.76 acres into 17 single-family residential units with 7,200 sq. ft. minimum lot sizes and one open space lot used as a detention basin.

On March 30, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: June 14, 2017
 For Charissa Leech, Assistant TLMA Director

Vista Hills 14, LLC
5404 Napa Street – Suite 200
San Diego, CA 92110

May 30, 2017

Arturo Ortuno
Assistant Planner (MIG)
Riverside County Planning Dept.
4080 Lemon St. – 12th Floor
Riverside, CA 92501

RE: TR32485 3rd Extension of Time Request for Tentative Tract Map No. 32485

Dear Mr. Orturo,

Please be advised that I, Walid Romaya, the Extension of Time Applicant, accepts the following additional (7) new recommended Conditions listed below:

- 50. REQ E Health Documents
- 50. Final Access and Maintenance
- 60. REQ BMP SWPPP WQMP
- 60. Final WQMP For Grading
- 80. WQMP and Maintenance
- 90. WQMP Required
- 90. WQMP COMP and BNS REG

Please do not hesitate to give me a call on my cell at (619) 944-1689 if you have any questions or concerns in this matters.

Sincerely,



Walid E. Romaya
Vista Hills 14, LLC

Cc: File

06/14/17
09:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7 EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

2. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 32 EOT3 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met"

06/14/17
09:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 32 EOT3 - FINAL ACCESS AND MAINT (cont.) RECOMMND

if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 18 EOT3 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board

06/14/17
09:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) RECOMMND

Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 EOT3 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT3 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 9 EOT3 - WQMP COMP AND BNS REG

RECOMMNI

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT3 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 9 EOT3 - WQMP COMP AND BNS REG

RECOMMNI

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

06/14/17
09:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

EOT3 - WQMP COMP AND BNS REG (cont.)

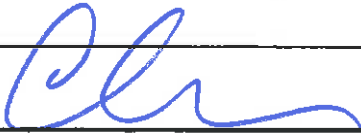
RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.
Area Plan: San Jacinto Valley
Zoning District: Little Lake
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 32485
THIRD EXTENSION OF TIME
Applicant: Vista Hills 14, LLC



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 4.76 acres into 17 single-family residential units with 7,200 sq. ft. minimum lot sizes and one open space lot used as a detention basin.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32485

BACKGROUND:

Tentative Tract Map No. 32485 was originally approved at Planning Commission on March 30, 2005. The project proceeded to the Board of Supervisors for receive and file on July 26, 2005.

The first Extension of Time was approved at Planning Commission on January 5, 2011.

The second Extension of Time was received February 22, 2016, ahead of the expiration date of March 30, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on May 3, 2017.

A third Extension of Time was filed March 13, 2017. The third Extension of Time is being processed concurrently, but as a subsequent action, with the second Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated May 3, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 30, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32485**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 30, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

06/14/17
09:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

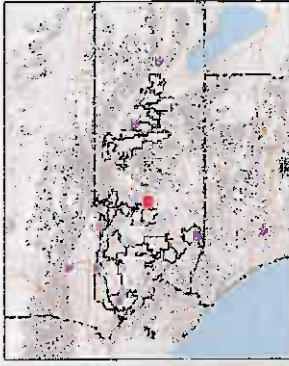
EOT3 - WQMP COMP AND BNS REG (cont.)

RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

3rd EOT for TR32485 Vicinity Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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.

0 1,978

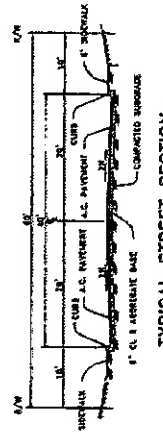
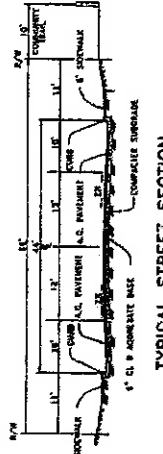
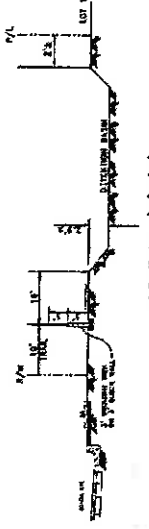
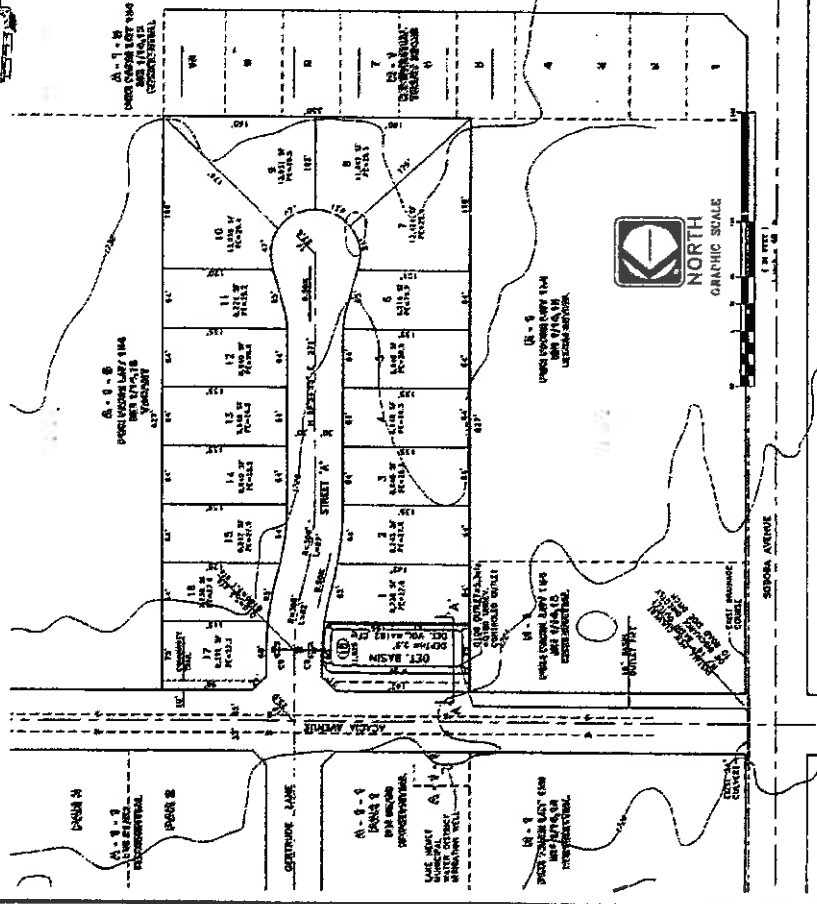
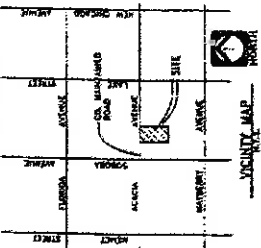
3,957 Feet



REPORT PRINTED ON... 6/6/2017 2:35:11 PM

© Riverside County RCIT GIS

IN THE COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP 32485
 SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST
 AMENDED NO. 1
EXHIBIT 'T'



OWNER
 3085 N. BINGHAM AVE.
 COVINA, CALIF. 91724

APPLICANT
 JEFFREY CORNWELL
 1381 HALLOWAY PARK WAY # 8WC
 GARDEN GROVE, CALIF. 92640
 TELEPHONE (714) 531-1379

ASSESSOR'S PARCEL NO.
 921-900-042

EXISTING LAND USE
 Vacant

IMPROVEMENT SCHEDULE
 SCHOOL 'A'
 ADJACENT LAND USE
 RESIDENTIAL
 RESIDENTIAL
 RESIDENTIAL
 RESIDENTIAL
 RESIDENTIAL

PROPOSED LAND USE
 RESIDENTIAL

EXISTING ZONING
 R-1

PROPOSED ZONING
 R-1

UTILITIES
 - SANITARY SEWER MAINS, WATER MAINS
 - SANITARY SEWER MAINS, WATER MAINS
 - SANITARY SEWER MAINS, WATER MAINS
 - SANITARY SEWER MAINS, WATER MAINS
 - SANITARY SEWER MAINS, WATER MAINS

NUMBER OF LOTS
 18 (17 RESIDENTIAL LOTS)

MINIMUM LOT SIZE
 PROPOSED - 7500 SF.

ACREAGE
 4.35 AC., 1.78 ACRES

CONTIGUOUS OWNERSHIP
 NONE

THOMAS GUIDE
 PAGE 811, 6-7 (PAGES CANNOT)

SOURCE OF TOPOGRAPHY
 REVEREND COUNTY FLOOD CONTROL AND WATER CONTAMINATION DISTRICT

SCHOOL DISTRICT
 HELENE UNIFIED SCHOOL DISTRICT

FLOOD PLAN
 COMMUNITY PANEL NO. 80315 2329
 DATED SEPTEMBER 16, 1988

SPECIFIC PLAN
 NONE

COMMUNITY SERVICE DISTRICT
 NONE

COMMUNITY PLAN
 NONE

PROPERTY DESCRIPTION
 ALL THAT REAL PROPERTY SHOWN ON THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 1. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 2. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 3. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 4. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 5. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 6. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 7. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 8. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 9. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 10. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 11. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 12. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 13. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 14. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 15. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 16. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 17. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:
 18. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:

EXPLANATORY NOTES RE NON-APPLICABLE REQUIREMENTS

27. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
28. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
29. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
30. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
31. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
32. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
33. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
34. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
35. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
36. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
37. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
38. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
39. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
40. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
41. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
42. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
43. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
44. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
45. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
46. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
47. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
48. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
49. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
50. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
51. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
52. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
53. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
54. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
55. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
56. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
57. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
58. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
59. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
60. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
61. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
62. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
63. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
64. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
65. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
66. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
67. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
68. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
69. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
70. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
71. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
72. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
73. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
74. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
75. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
76. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
77. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
78. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
79. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
80. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
81. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
82. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
83. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
84. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
85. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
86. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
87. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
88. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
89. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
90. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
91. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
92. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
93. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
94. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
95. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
96. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
97. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
98. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
99. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.
100. ALL DIST. PUBLIC & PRIVATE EASEMENTS ARE WITHIN THE PUBLIC E.S.R.

H.G.A. NOTE:
 PROPOSED UTILITIES MAIN LOTS, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

EXHIBIT 'T'
 SHEET NO. 1
 OF 1 SHEET

COUNTY OF RIVERSIDE
JEFFREY CORNWELL
TENTATIVE TRACT MAP
NO. 32485
AMENDED NO. 1

B LAINE A. WOMER
CIVIL ENGINEERING
 201 S. G ST. (2ND FLOOR) COVINA, CALIF. 91724
 TEL. (714) 771-3333 FAX (714) 771-3333

APPROVED BY: _____ DATE: _____
PREPARED BY: _____ DATE: _____
P.C.E. NO.: _____ **EXP. DATE:** _____

SEAL [Professional Engineer Seal]

SEAL [Professional Engineer Seal]

Underground Service Alert
 800 TOLL FREE
 1-800-287-2500
 "NO WORKING WITH M.I.M. TEL. NO."

Extension of Time Environmental Determination

Project Case Number: TR32485

Original E.A. Number: 39589

Extension of Time No.: Third


Original Approval Date: March 30, 2005

Project Location: North of Mayberry Avenue, South of Acacia Avenue, East of Soboba Avenue, and West of Lake Street

Project Description: Schedule "A" Subdivision of 4.76 acres into 17 single-family residential units with 7,200 sq. ft. minimum lot sizes and one open space lot used as a detention basin.

On March 30, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
Arturo Ortuño, Contract Planner

Date: June 14, 2017
For Charissa Leech, Assistant TLMA Director

Vista Hills 14, LLC
5404 Napa Street – Suite 200
San Diego, CA 92110

May 30, 2017

Arturo Ortuno
Assistant Planner (MIG)
Riverside County Planning Dept.
4080 Lemon St. – 12th Floor
Riverside, CA 92501

RE: TR32485 3rd Extension of Time Request for Tentative Tract Map No. 32485

Dear Mr. Orturo,

Please be advised that I, Walid Romaya, the Extension of Time Applicant, accepts the following additional (7) new recommended Conditions listed below:

- 50. REQ E Health Documents
- 50. Final Access and Maintenance
- 60. REQ BMP SWPPP WQMP
- 60. Final WQMP For Grading
- 80. WQMP and Maintenance
- 90. WQMP Required
- 90. WQMP COMP and BNS REG

Please do not hesitate to give me a call on my cell at (619) 944-1689 if you have any questions or concerns in this matters.

Sincerely,



Walid E. Romaya
Vista Hills 14, LLC

Cc: File

06/14/17
09:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7 EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

2. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 32 EOT3 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met"

06/14/17
09:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 32 EOT3 - FINAL ACCESS AND MAINT (cont.) RECOMMND

if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 18 EOT3 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board

06/14/17
09:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) RECOMMND

Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 EOT3 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

06/14/17
09:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT3 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 9 EOT3 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

06/14/17
09:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

EOT3 - WQMP COMP AND BNS REG (cont.)

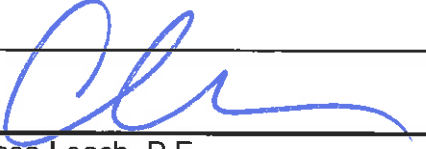
RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.
Area Plan: Lakeview/Nuevo
Zoning District: Perris Reservoir
Supervisory District: Fifth
Project Planner: Arturo Ortuño
Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 33978
FIRST EXTENSION OF TIME
Applicant: McCanna Hills, LLC



Charissa Leach, P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 142 acres into 139 residential lots with a minimum lot size of 6,000 sq. ft. and 7 open space lots in planning areas 3A, 1, 2A, 2B, and 4.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33978

BACKGROUND:

Tentative Tract Map No. 35118 was originally approved at Planning Commission on October 18, 2006. The project proceeded to the Board of Supervisors for final approval on March 27, 2007.

The first Extension of Time was received March 6, 2017, ahead of the expiration date of March 27, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on March 20, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a

determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated March 20, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

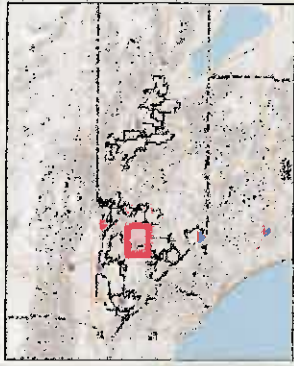
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 27, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33978, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 27, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR33978

Vicinity Map




Legend


- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

Notes

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.



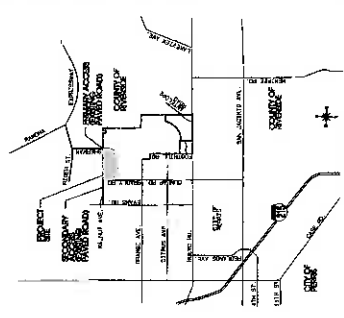
0 8,299 16,598 Feet



REPORT PRINTED ON... 4/17/2017 3:42:46 PM

© Riverside County RCIT GIS

MCCANNA HILLS
TENTATIVE TRACT NO. 38978
VILLAGE I NORTH
PA 1, 2A, 2B, 3A, & 4
County of Riverside, State of California
AMENDMENT 2



General Information

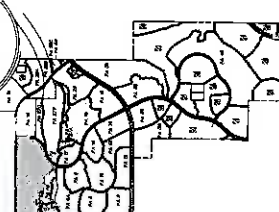
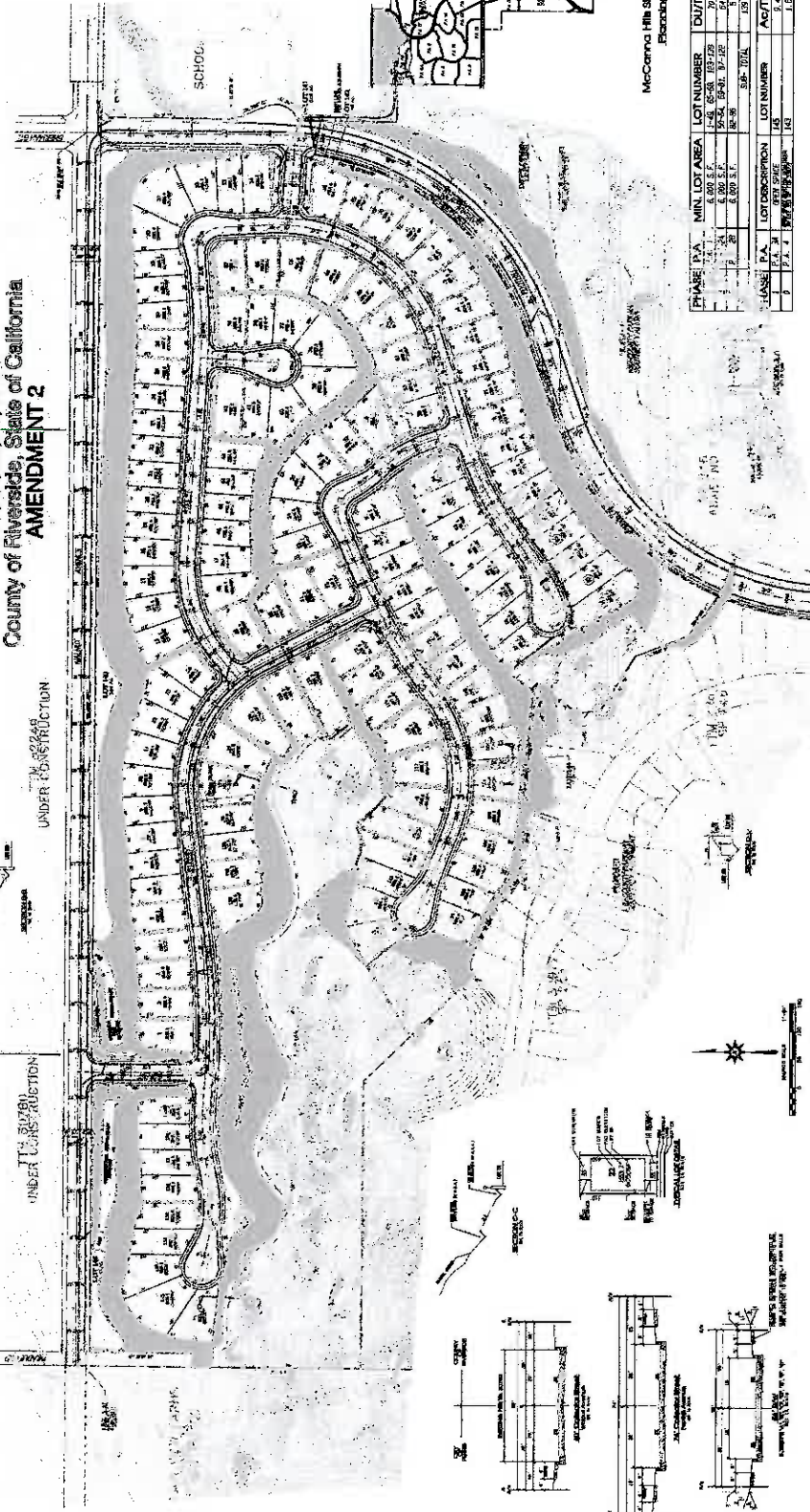
1. PROJECT NAME: MCCANNA HILLS
2. PROJECT LOCATION: COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
3. PROJECT OWNER: MCCANNA HILLS SP 246 ACHIEVEMENT 1
4. PROJECT DEVELOPER: MCCANNA HILLS SP 246 ACHIEVEMENT 1
5. PROJECT ARCHITECT: [Firm Name]
6. PROJECT ENGINEER: [Firm Name]
7. PROJECT DATE: [Date]
8. PROJECT SCALE: [Scale]
9. PROJECT STATUS: [Status]
10. PROJECT NOTES: [Notes]

Legend

- Proposed Street Right-of-Way
- Proposed Street Right-of-Way
- Proposed Street Right-of-Way
- Proposed Street Right-of-Way
- Proposed Street Right-of-Way

Legend Description

TENTATIVE TRACT MAP NO. 38978



PHASE	P.A.	MIN. LOT AREA	LOT NUMBER	DU/ITM	DU/SP	AC/ITM	AC/SP
1	1A	5,000 S.F.	1-20	150	150	15.00	15.00
2	2A	5,000 S.F.	21-40	150	150	15.00	15.00
3	3A	5,000 S.F.	41-60	150	150	15.00	15.00
4	4A	5,000 S.F.	61-80	150	150	15.00	15.00
SUB-TOTAL			1-80	600	600	60.00	60.00

PHASE	P.A.	LOT DESCRIPTION	LOT NUMBER	AC/ITM	AC/SP
1	1A	1-20	1-20	15.00	15.00
2	2A	21-40	21-40	15.00	15.00
3	3A	41-60	41-60	15.00	15.00
4	4A	61-80	61-80	15.00	15.00
TOTAL			1-80	60.00	60.00

RECEIVED

PLANNING AND ZONING DEPARTMENT

COUNTY OF RIVERSIDE

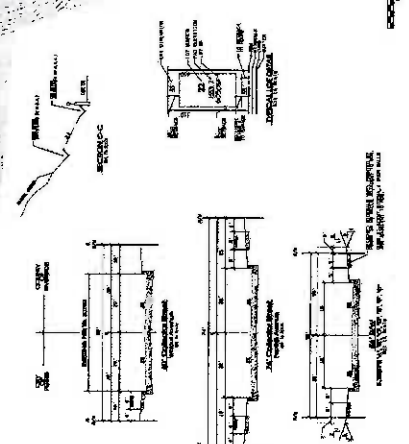
SECTION 15.36, SUBSECTION 15.36.01

MCCANNA HILLS
TENTATIVE TRACT MAP NO. 38978
AMENDMENT 2
 COUNTY OF RIVERSIDE

DATE: [Date]

BY: [Signature]

TITLE: [Title]




Extension of Time Environmental Determination

Project Case Number: TR33978
 Original E.A. Number: 39988
 Extension of Time No.: First
 Original Approval Date: March 27, 2007
 Project Location: North of Orange Avenue, East of Bradley Road, South of Water Avenue and West of Foothill Road
 Project Description: Schedule A - subdivision of 142 acres into 139 residential lots with a minimum lot size of 6,000 sq. ft. and 7 open space lots in planning areas 3A, 1, 2A, 2B, and 4.

On March 27, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 17, 2017
 For Charissa Leech, Assistant TLMA Director

Harris, Dionne

From: Mark Burkes <mburkes@npland.com>
Sent: Monday, March 20, 2017 11:59 AM
To: Harris, Dionne; Dawn-Marie Aleson
Subject: RE: EOT Recommended Conditions for Acceptance

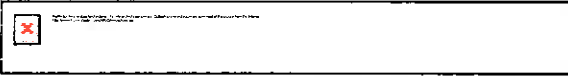
Hello Dionne,

Regarding parcel 307-030-003 TTM TR33978,

We accept ALL the following conditions:

50. E HEALTH. 6 EOT1-REQ E HEALTH DOCUMENTS
50. TRANS. 45 EOT1-FINAL ACCESS AND MAINT
60. BS GRADE. 14 EOT1-REQ BMP SWPPP WQMP
60. TRANS. 1 EOT1-FINAL WQMP FOR GRADING
80. TRANS. 5 EOT1 WQMP AND MAINTENANCE
90. BS GRADE. 3 EOT1 WQMP REQUIRED
90. TRANS. 10 EOT1 – WQMP COMP AND BNS REG

Mark Burkes
Bristol Land Company LLC



100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

Direct: [949.945.2297](tel:949.945.2297) Cell: [714.497.9399](tel:714.497.9399)
Main: [949.945.2290](tel:949.945.2290) Fax: [949.945.2561](tel:949.945.2561)
mburkes@npland.com | npland.com

From: Harris, Dionne [mailto:DHarris@RIVCO.ORG]
Sent: Tuesday, March 14, 2017 11:23 AM
To: Dawn-Marie Aleson <dmaleson@ihpinc.com>
Subject: EOT Recommended Conditions for Acceptance

Attn: Mark Burkes
McCanna Hills, LLC
100 Bayview Circle, STE 2000
Newport Beach, CA 92660

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33978.

The County Planning Department has determined it necessary to recommend the addition of fourteen (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

TRACT MAP Tract #: TR33978

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 45 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

04/17/17
15:46

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33978

Parcel: 307-030-003

50. PRIOR TO MAP RECORDATION

50.TRANS. 45 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR33978

Parcel: 307-030-003

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 5

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

04/17/17
15:46

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR33978

Parcel: 307-030-003

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 9 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/17/17
15:46

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR33978

Parcel: 307-030-003

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND


established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.7

Agenda Item No.
Area Plan: Lakeview/Nuevo
Zoning District: Perris Reservoir
Supervisory District: Fifth
Project Planner: Arturo Ortuño
Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 33976
FIRST EXTENSION OF TIME
Applicant: McCanna Hills, LLC



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 63.4 acres into 207 residential units on 15 condominium lots, 8 open space lots, one 12.27 acre school site and one 16.94 acre parcel future residential.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33976

BACKGROUND:

Tentative Tract Map No. 35118 along with Specific Plan No. 246 were originally approved at Planning Commission on June 13, 2007.

The first Extension of Time was received March 6, 2017, ahead of the expiration date of June 13, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on March 20, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a

determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated March 20, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

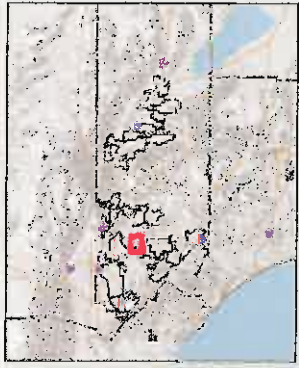
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 13, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33976, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 13, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR33976

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - majorroads
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

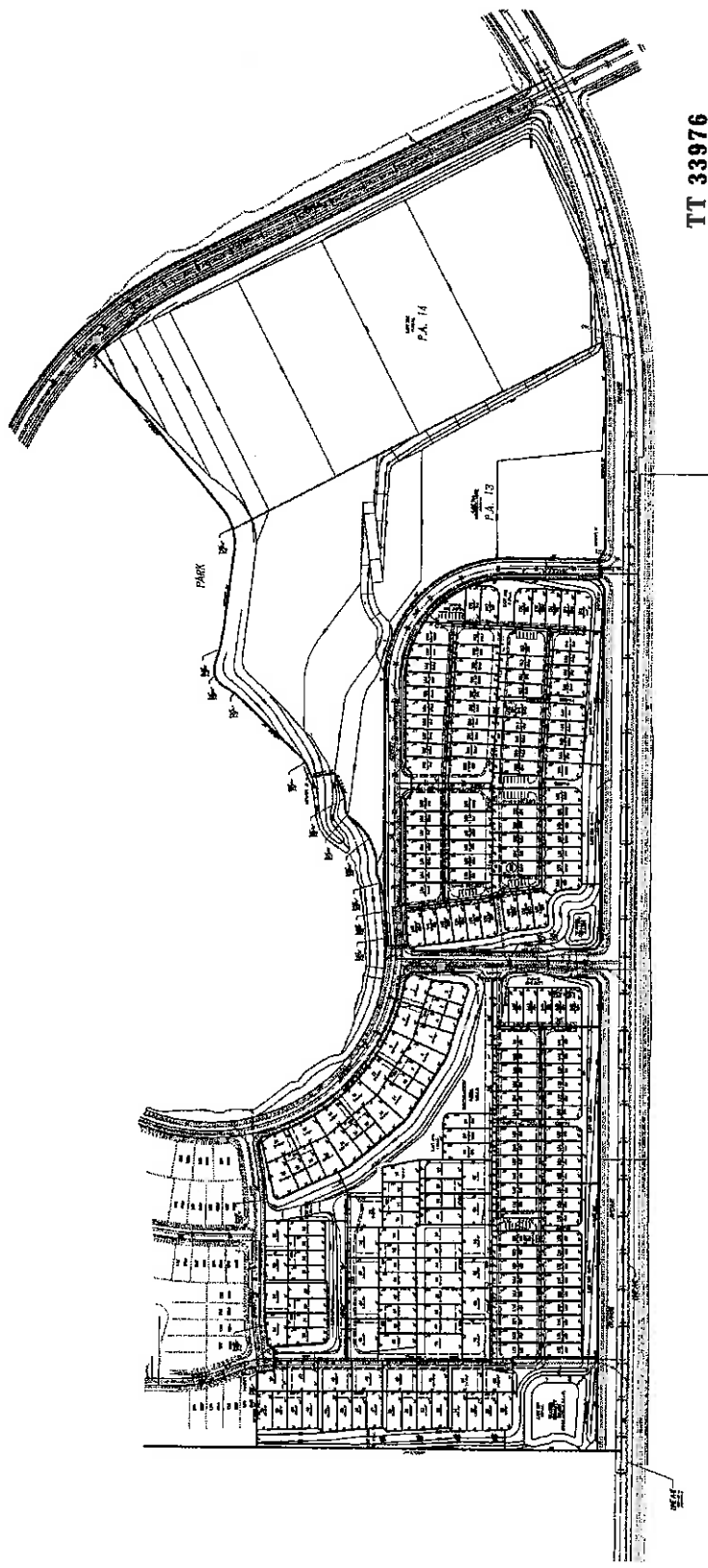
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 4/17/2017 4:51:10 PM © Riverside County RCIT GIS



0 4,580 9,160 Feet





TT 33976
1" = 500'

WEST

Extension of Time Environmental Determination

Project Case Number: TR33976
 Original E.A. Number: 40451
 Extension of Time No.: First
 Original Approval Date: June 13, 2007
 Project Location: North of Orange Avenue, East of Bradley Road, South of Water Avenue and West of Foothill Road
 Project Description: Schedule A - subdivision of 63.4 acres into 207 residential units on 15 condominium lots, 8 open space lots, one 12.27 acre school site and one 16.94 acre parcel future residential.

On June 13, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 17, 2017
 For Charissa Leech, Assistant TLMA Director

Harris, Dionne

From: Mark Burkes <mburkes@npland.com>
Sent: Monday, March 20, 2017 11:57 AM
To: Harris, Dionne
Subject: RE: EOT Recommended Conditions for Acceptance

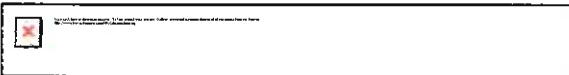
Hello Dionne,

Regarding parcel 307-060-006 TTM TR33976,

We accept ALL the following new conditions:

50. E HEALTH. 6 EOT1-REQ E HEALTH DOCUMENTS
50. TRANS. 49 EOT1-FINAL ACCESS AND MAINT
60. BS GRADE. 14 EOT1-REQ BMP SWPPP WQMP
60. TRANS. 1 EOT1-FINAL WQMP FOR GRADING
80. TRANS. 2 EOT1 WQMP AND MAINTENANCE
90. BS GRADE. 3 EOT1 WQMP REQUIRED
90. TRANS. 10 EOT1 – WQMP COMP AND BNS REG

Mark Burkes
Bristol Land Company LLC



100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

Direct: [949.945.2297](tel:949.945.2297) Cell: [714.497.9399](tel:714.497.9399)
Main: [949.945.2290](tel:949.945.2290) Fax: [949.945.2561](tel:949.945.2561)
mburkes@npland.com | npland.com

From: Harris, Dionne [mailto:DHarris@RIVCO.ORG]
Sent: Tuesday, March 14, 2017 11:20 AM
To: Dawn-Marie Aleson <dmaleson@ihpinc.com>
Subject: EOT Recommended Conditions for Acceptance

Attn: Mark Burkes
McCanna Hills, LLC
100 Bayview Circle, STE 2000
Newport Beach, CA 92660

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33976.

The County Planning Department has determined it necessary to recommend the addition of fourteen (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

04/17/17
16:27

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33976

Parcel: 307-060-006

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 49 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

04/17/17
16:27

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33976

Parcel: 307-060-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 49 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

04/17/17
16:27

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR33976

Parcel: 307-060-006

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR33976

Parcel: 307-060-006

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/17/17
16:27

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR33976

Parcel: 307-060-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT1 - WQMP COMP AND BNS REG (cont.)


RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Homeland
Supervisory District: Fifth
Project Planner: Arturo Ortuño
Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 35045
FIRST EXTENSION OF TIME
Applicant: Benchmark Pacific



Charissa Leach, P.E.
Assistant TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
EXTENSION OF TIME STAFF REPORT**

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 318 acres into 702 single family residential lots consisting of 37 single family residential lots with minimum lot sizes of 4,000 square feet, 187 single family residential lots with minimum lot sizes of 4,500 square feet, 198 single family residential lots with minimum lot sizes of 5,000 square feet, 69 single family residential lots with minimum lot sizes of 6,000 square feet, 172 single family residential lots with minimum lot sizes of 7,000 square feet and 39 single family residential lots with minimum lot sizes of 20,000 square feet. The project includes 15 open space lots totaling 108.1 acres for recreation facilities, paseos, and detention basins.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35045

BACKGROUND:

Tentative Tract Map No. 35045 was originally approved at Planning Commission on May 5, 2010.

The first Extension of Time was received April 27, 2017, ahead of the expiration date of May 5, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 3, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated May 3, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

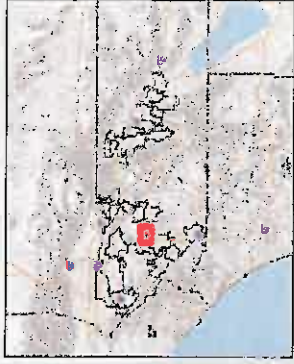
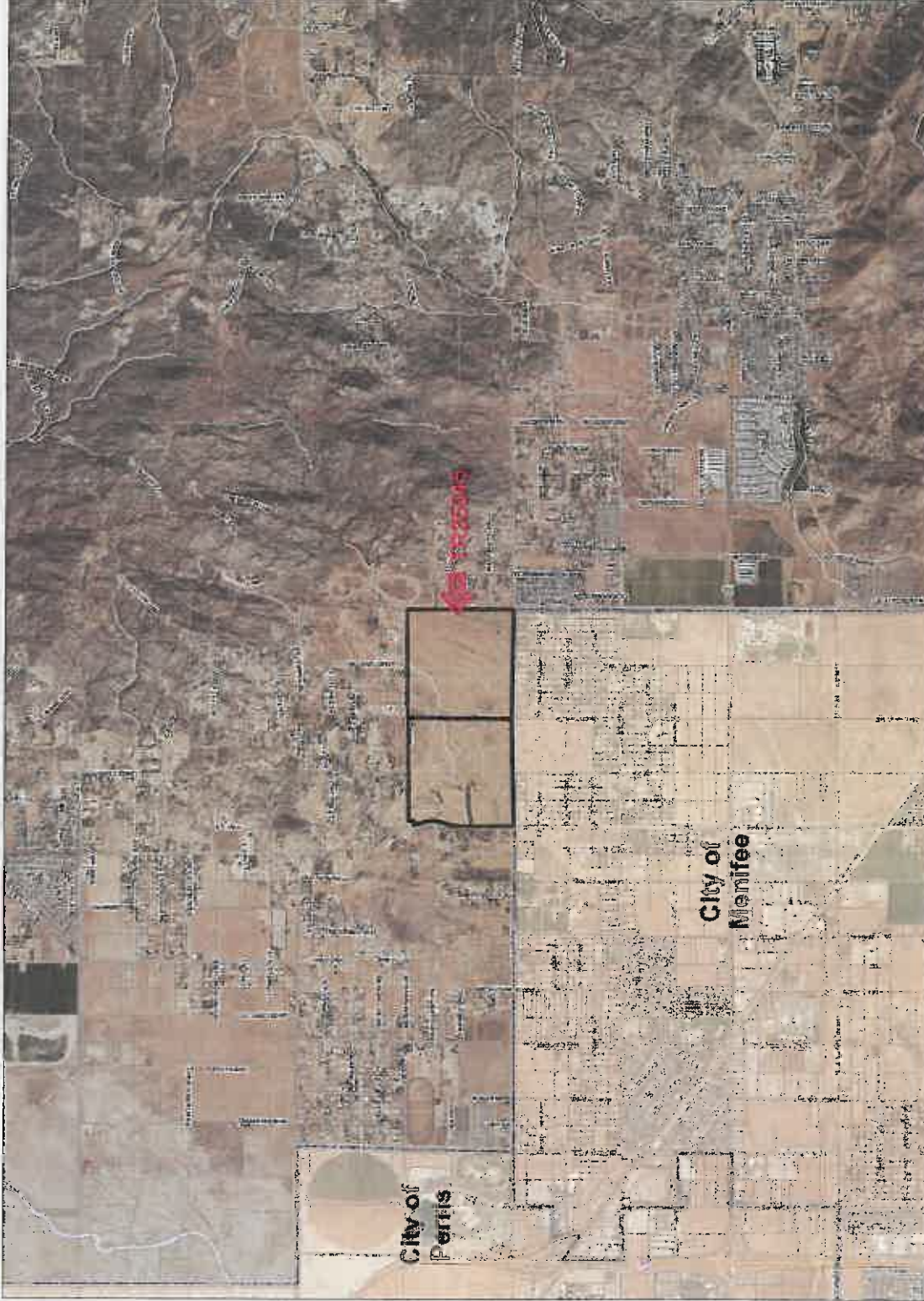
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 5, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 35045**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 5, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR35045

Vicinity Map



Legend

- City Boundaries
- Cities
- highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
 - Lakes
 - Rivers

Notes

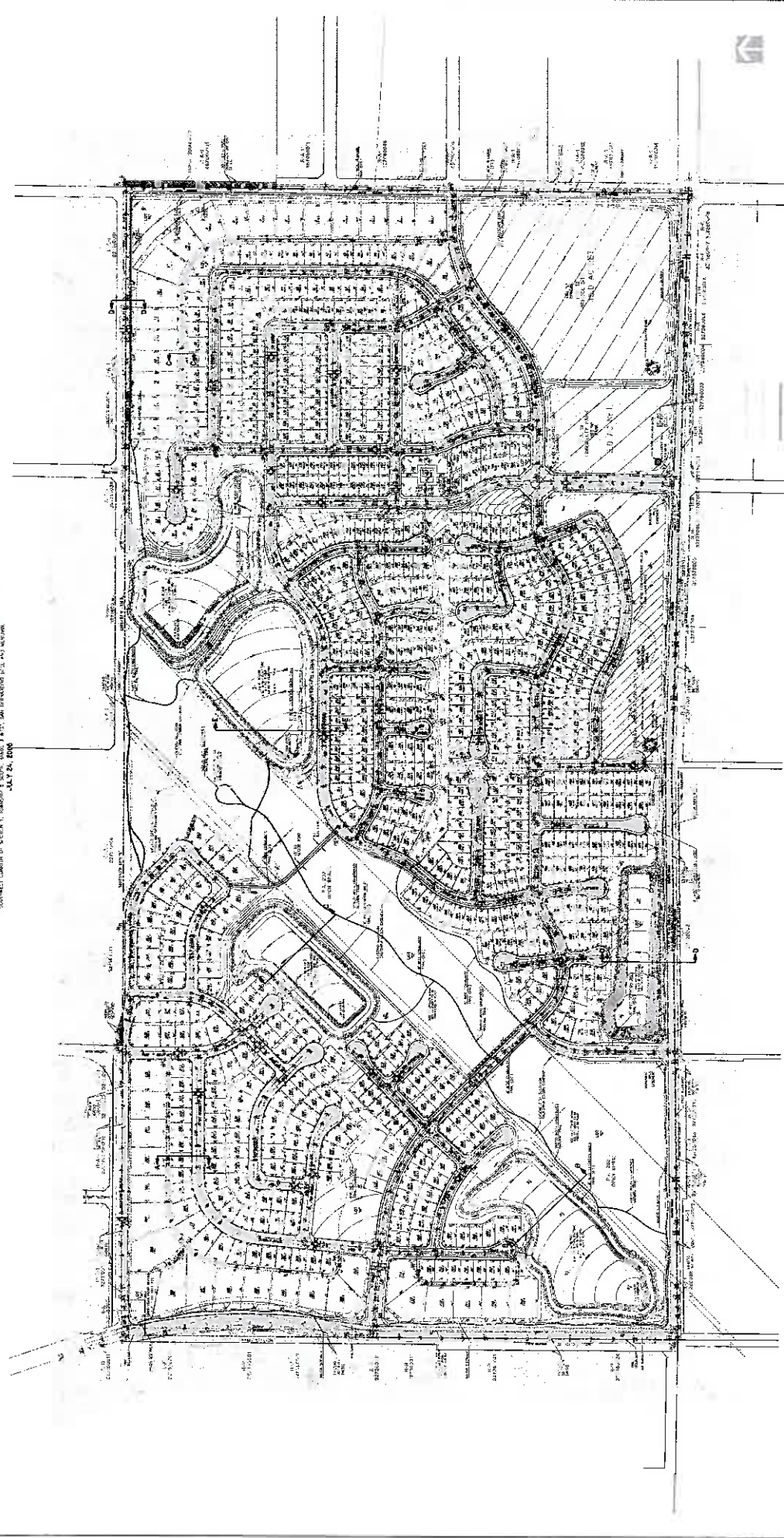
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 5/12/2017 9:41:44 AM

© Riverside County RCIT GIS

COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 35045

THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, HAS APPROVED THIS TENTATIVE TRACT MAP FOR THE CITY OF RIVERSIDE, CALIFORNIA, ON JULY 29, 2009.



COUNTY OF RIVERSIDE
OFFICE OF THE COUNTY CLERK
COUNTY CLERK
COUNTY OF RIVERSIDE, CALIFORNIA
100 WEST G STREET, SUITE 200
RIVERSIDE, CALIFORNIA 92501
TEL: (951) 952-2000
WWW.COUNTYCLERK.CA.GOV

APPROVED: _____
DATE: _____

FILE NO.: _____

TRACT MAP NO.: 35045

SECTION: 1

PAGE: 1

Extension of Time Environmental Determination

Project Case Number: TR35045
 Original E.A. Number: 39877
 Extension of Time No.: First
 Original Approval Date: May 5, 2010
 Project Location: North of Mapes Road, East of Menifee Road, West of Briggs Road, and South of Mountain Avenue

Project Description: Schedule A - subdivision of 318 acres into 702 single family residential lots consisting of 37 single family residential lots with minimum lot sizes of 4,000 square feet, 187 single family residential lots with minimum lot sizes of 4,500 square feet, 198 single family residential lots with minimum lot sizes of 5,000 square feet, 69 single family residential lots with minimum lot sizes of 6,000 square feet, 172 single family residential lots with minimum lot sizes of 7,000 square feet and 39 single family residential lots with minimum lot sizes of 20,000 square feet. The project includes 15 open space lots totaling 108.1 acres for recreation facilities, paseos, and detention basins.

On May 5, 2010, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: May 12, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Richard Robotta <robotta@earthlink.net>
Sent: Wednesday, May 03, 2017 1:17 PM
To: Ortuno, Arturo
Cc: Glass Chuck
Subject: Re: 1st EOT TR35045 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr Ortuno

As applicant for the case reference above, I accept the conditions outlined in your correspondence. Specifically I accept:

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Should you have any questions, please don't hesitate to contact me.

Sincerely,

Richard Robotta
Vice President
Benchmark Pacific
o 760-450-0444
c 760-525-2943
550 Laguna Dr., Suite B
Carlsbad, Ca. 92008
robotta@bmpac.com

On May 1, 2017, at 9:16 AM, Ortuno, Arturo <AOrtuno@rivco.org> wrote:

05/01/17
09:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR35045

Parcel: 327-150-004

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1

EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 21

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

05/01/17
09:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR35045

Parcel: 327-150-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 21 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

05/01/17
09:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR35045

Parcel: 327-150-004

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

05/01/17
09:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR35045

Parcel: 327-150-004

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 7 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

05/01/17
09:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR35045

Parcel: 327-150-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

EOT1 - WQMP COMP AND BNS REG (cont.)

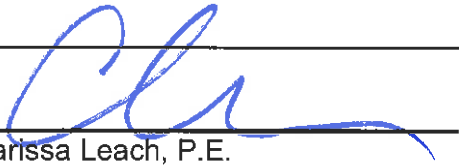
RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.
Area Plan: Lakeview/Nuevo
Zoning Area: Nuevo
Supervisory District: Fifth
Project Planner: Arturo Ortuño
Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 33687
FIRST EXTENSION OF TIME
Applicant: McCanna Hills, LLC



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., 5 water quality basins, 18 Open Space lots totaling 4.9 acres, and 3 park lots total 5.44 acres.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33687

BACKGROUND:

Tentative Tract Map No. 36687 along with Specific Plan No. 251 and Change of Zone No. 7181 were originally approved at Planning Commission on July, 26, 2006. The project proceeded to the Board of Supervisors for final approval on September 12, 2006.

The first Extension of Time was received September 1, 2016, ahead of the expiration date of September 12, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on March 20, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated March 20, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 12, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33687, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 12, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR33687

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
 - majorroads
 - counties
 - cities

Notes

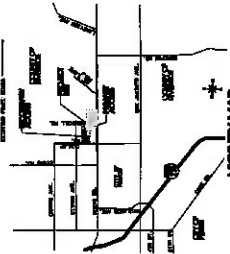
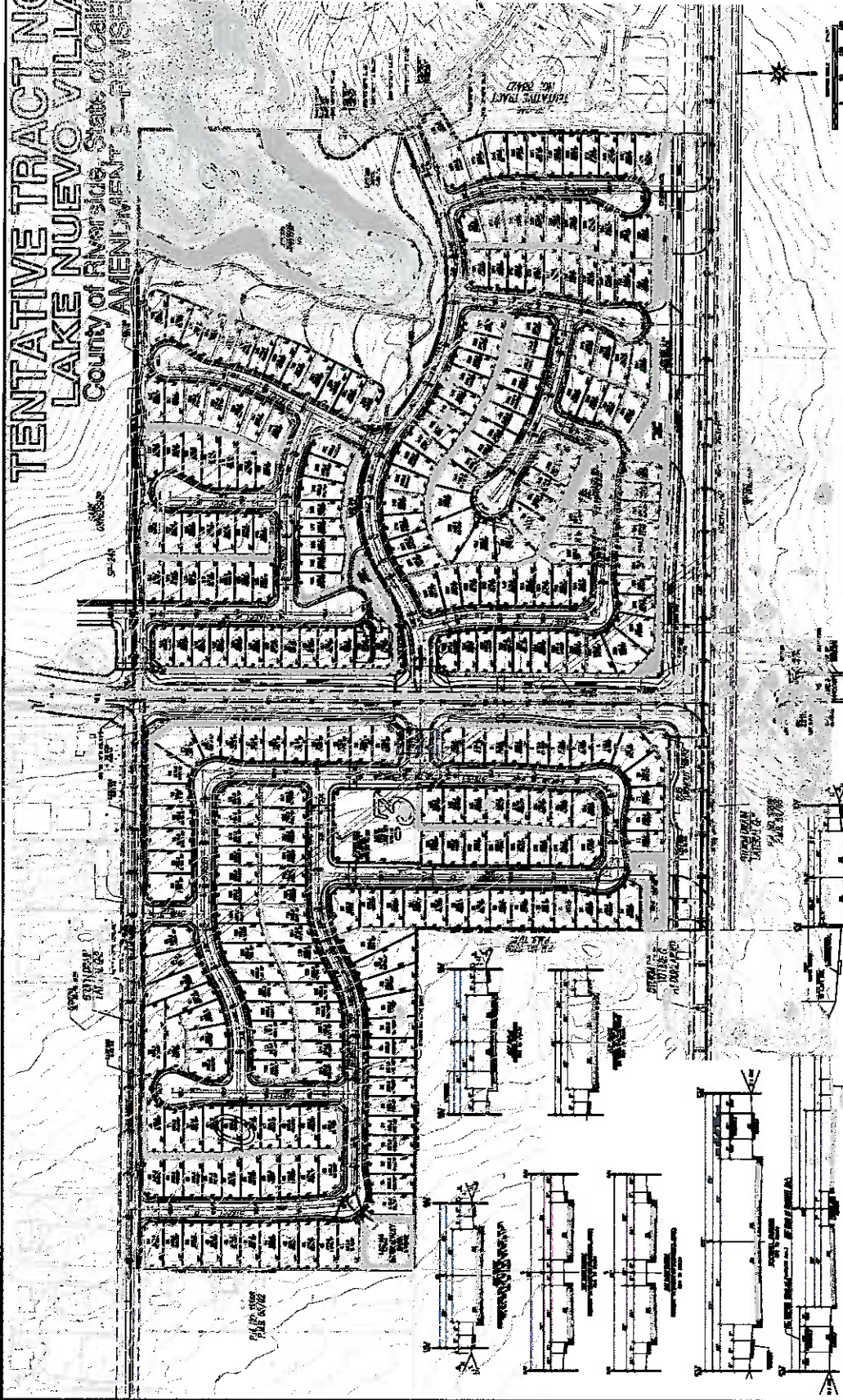
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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.



0 6,370 12,740 Feet



TENTATIVE TRACT NO. 33687 LAKE NUEVO VILLAGE County of Riverside, State of California AMENDMENT I - REVISED



General Information

- 1. THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- 2. THIS PLAN IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
- 3. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- 4. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- 5. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- 6. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- 7. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- 8. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- 9. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- 10. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Legend

[Symbol]	Proposed Street
[Symbol]	Proposed Lot
[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Utility Lines
[Symbol]	Proposed Easements
[Symbol]	Proposed Right-of-Way
[Symbol]	Proposed Other

Project Description

Project Name: LAKE NUEVO VILLAGE
 Project No.: 33687
 Tentative Tract Map No.: 33687
 Date: 1/1/2000
 Prepared by: [Name]
 Checked by: [Name]

TENTATIVE TRACT MAP NO. 33687
 LAKE NUEVO VILLAGE
 AMENDMENT I - REVISED
 County of Riverside

ARCHITECT
 [Name]
 [Address]
 [City, State, Zip]
 [Phone Number]

CIVIL ENGINEER
 [Name]
 [Address]
 [City, State, Zip]
 [Phone Number]

TYPICAL STREET SECTIONS

Extension of Time Environmental Determination

Project Case Number: TR33687
 Original E.A. Number: 40244
 Extension of Time No.: First
 Original Approval Date: September 12, 2006
 Project Location: North of Nuevo Road, South of Sunset Avenue, bisected by Foothill Avenue, and is bordered to the North and West by the McCanna Hills Specific Plan No. 246A1
 Project Description: Schedule A - to subdivide 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., 5 water quality basins, 18 Open Space lots totaling 4.9 acres, and 3 park lots total 5.44 acres.

On September 12, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 17, 2017
 For Charissa Leech, Assistant TLMA Director

Harris, Dionne

From: Mark Burkes <mburkes@npland.com>
Sent: Monday, March 20, 2017 12:02 PM
To: Harris, Dionne; Dawn-Marie Aleson
Subject: RE: EOT Recommended Conditions for Acceptance

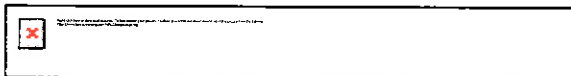
Hello Dionne,

Regarding parcel 307-250-072 TTM TR33687,

We accept ALL the following new conditions:

50. E HEALTH. 5 EOT1-REQ E HEALTH DOCUMENTS
50. TRANS. 44 EOT1-FINAL ACCESS AND MAINT
60. BS GRADE. 14 EOT1-REQ BMP SWPPP WQMP
60. TRANS. 1 EOT1-FINAL WQMP FOR GRADING
80. TRANS. 4 EOT1 WQMP AND MAINTENANCE
90. BS GRADE. 3 EOT1 WQMP REQUIRED
90. TRANS. 8 EOT1 – WQMP COMP AND BNS REG

Mark Burkes
Bristol Land Company LLC



100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

Direct: [949.945.2297](tel:949.945.2297) Cell: [714.497.9399](tel:714.497.9399)
Main: [949.945.2290](tel:949.945.2290) Fax: [949.945.2561](tel:949.945.2561)
mburkes@npland.com | npland.com

From: Harris, Dionne [mailto:DHarris@RIVCO.ORG]
Sent: Tuesday, March 14, 2017 11:25 AM
To: Dawn-Marie Aleson <dmaleson@ihpinc.com>
Subject: EOT Recommended Conditions for Acceptance

Attn: Mark Burkes
McCanna Hills, LLC
100 Bayview Circle, STE 2000
Newport Beach, CA 92660

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33687.

The County Planning Department has determined it necessary to recommend the addition of fourteen (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

04/17/17
11:22

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33687

Parcel: 307-250-072

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 44 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR33687

Parcel: 307-250-072

50. PRIOR TO MAP RECORDATION

50.TRANS. 44 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR33687

Parcel: 307-250-072

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

04/17/17
11:22

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR33687

Parcel: 307-250-072

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 8 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/17/17
11:22

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR33687

Parcel: 307-250-072

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

EOT1 - WQMP COMP AND BNS REG (cont.)

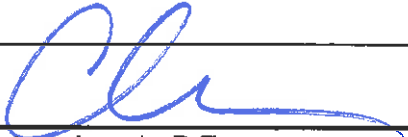
RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.
 Area Plan: Eastern Coachella Valley
 Zoning District: Lower Coachella Valley
 Supervisorial District: Fourth ^{K&B}
 Project Planner: Arturo Ortuño
 Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 33487
 SECOND EXTENSION OF TIME
 Applicant: Kohl Ranch Company, LLC



Charissa Leach, P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33487

BACKGROUND:

Tentative Tract Map No. 33487, along with Specific Plan No. 303, Amendment No. 2., General Plan Amendment No. 1104 (Circulation), Change of Zone No. 7742, Tentative Parcel Map No. 36315, Tentative Parcel Map No. 36293, and Plot Plan No. 24690, was originally approved at Planning Commission on April 20, 2011. The project proceeded to the Board of Supervisors for final approval on June 7, 2011.

The first Extension of Time was approved at Planning Commission on October 19, 2016.

The second Extension of Time was received April 26, 2017, ahead of the expiration date of June 7, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on June 14, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 14, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

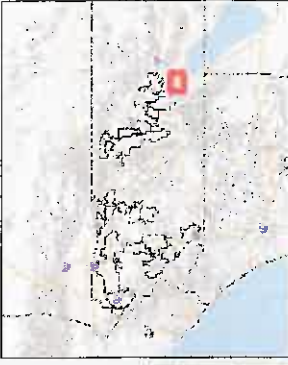
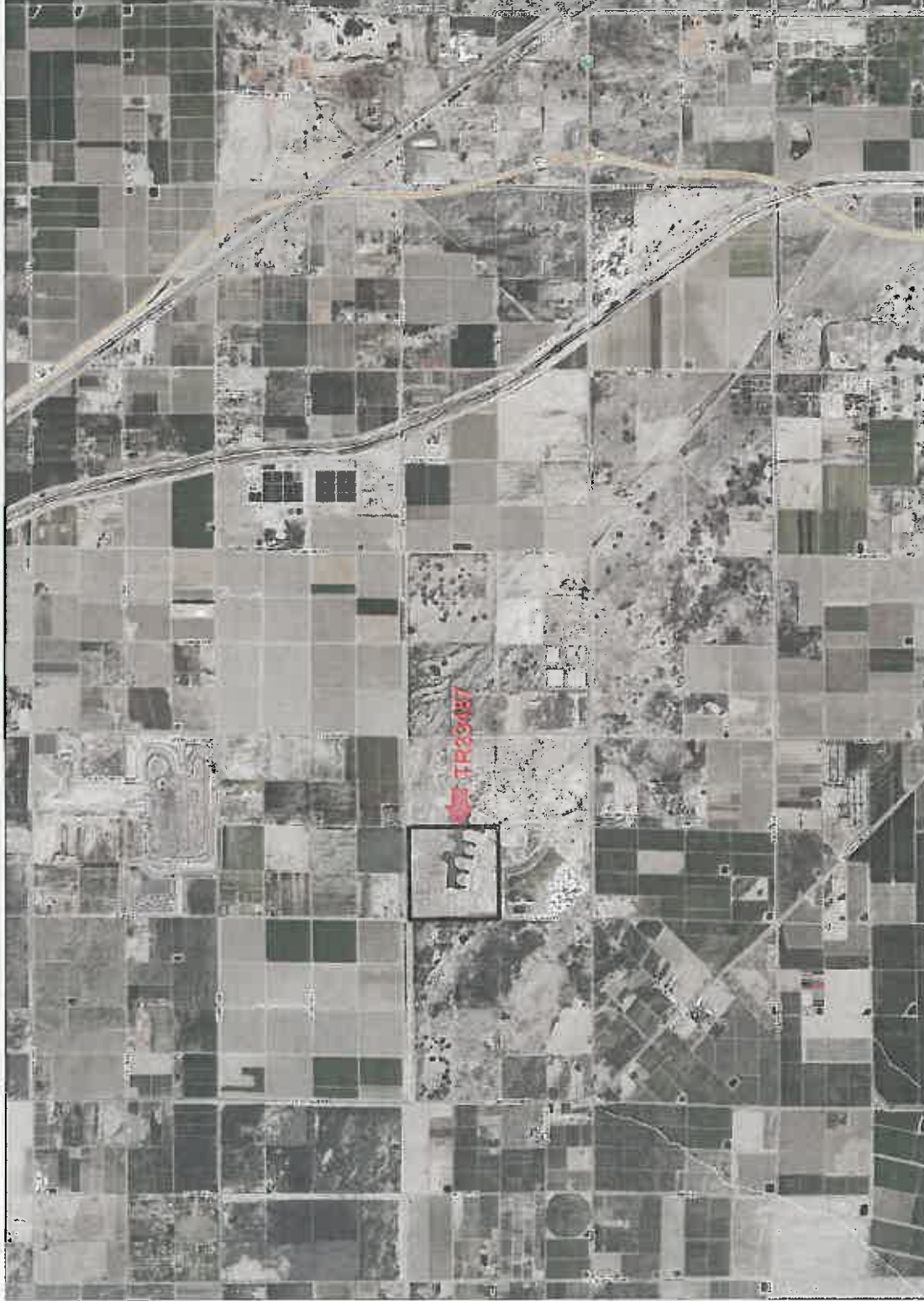
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 7, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33487**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 7, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR33487 Vicinity Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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.



0 5,347 10,694 Feet



REPORT PRINTED ON... 6/15/2017 10:38:51 AM

© Riverside County RCIT GIS

GENERAL NOTES

OWNER

1800 RANCHO II, LLC / RANCHO RANCHO COMPANY, LLC
 1800 SAN VICENTE BOULEVARD, SUITE 300
 LOS ANGELES, CA 90044
 (818) 800-8272 PH
 (818) 238-4028 FAX

APPLICANT

1800 RANCHO II, LLC / RANCHO RANCHO COMPANY, LLC
 1800 SAN VICENTE BOULEVARD, SUITE 300
 LOS ANGELES, CA 90044
 (818) 800-8272 PH
 (818) 238-4028 FAX

ENGINEER

ALBERT A. WEBB ASSOCIATES
 2008 HAZEN STREET
 LOS ANGELES, CA 90008
 (213) 688-0700 PH
 (213) 788-2566 FAX

ASSESSOR'S PARCEL NO'S

751-070-004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014

ACREAGE

20.94 ACRES (APPROXIMATE)

LAND USE

VACANT

UTILITIES

WATER: COACHELLA VALLEY WATER DISTRICT
 SEWER: COACHELLA VALLEY WATER DISTRICT
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: VERIZON
 CABLE: COMCAST

SCHOOL DISTRICT

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

NOTES

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A".
2. 2008 THOMAS BRICK, MAY BUCK, PANEL 50H, RFD 04, ET, FB 78, AND FT
3. THE PROJECT SHALL BE IN ACCORDANCE WITH THE BIRME CONTROLS
4. PROJECT IS INTENT SPECIFIC PLAN 303 AMENDMENT #2
5. EASEMENTS OF RECORD ARE AS SHOWN.
6. ACCESS SHALL BE RESTRICTED ON AVENUE 44, AVENUE 44 AND TILER STREET TO THE TYPICAL 162 COUNTY SERVICE AREA FOR STREET LIGHTING.
7. NO EXISTING WELLS ON THE PROPERTY.
8. TOPOGRAPHY FROM BY BEAD AND ASPHALT MARKETS ON 02/02/2008
9. SURVEYS OF RECORD TO PROPERTY LINES SHALL BE PROVIDED TO THE APPLICANT.
10. ALL STOPS ARE 21' WIDE, UNLESS OTHERWISE NOTED.
11. (SEE) INDICATES PRELIMINARY PAID ELEVATION.
12. NO SURFACE SETTING, EROSION PROTECTION IS INTENDED AND IS SUBJECT TO LIMITATION OR OTHER GEOLOGICAL HAZARD AND IS NOT WITHIN A SPECIAL STUDY ZONE AND IS SUBJECT TO OVERTOPPING, INUNDATION, FLOOD ZONE & 1.5 AREA OF RIPRAP FLOODING PER FEMA PANEL 030402205.
13. AS SHOWN ON THE MAP THESE ARE OPEN CHANNELS ON SITE.
14. NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
15. THE PROJECT SHALL COMPLY WITH ALL LOCAL ORDINANCES AND REGULATIONS.
16. THE PROJECT SHALL COMPLY WITH ALL LOCAL ORDINANCES AND REGULATIONS AS REQUIRED BY THESE SUPPLEMENT "A".
17. SHIRY MONITORING PER CONTRACTOR DESIGN.
18. SHIRY MONITORING PER CONTRACTOR DESIGN.
19. PERMITS, BIDDING AND BIDDING.
20. ALL STREETS ARE TO BE PRIVATELY MAINTAINED UNLESS OTHERWISE NOTED. SLAT AT TILER ST, AVE 44 AND AVE 44.

APPROVED

4/11/07 2:01
 BY BOARD OF SUPERVISORS

CASE # 1800 RANCHO II, LLC
 EXHIBIT (SHEETS 1-12)
 DATE: 3/27/07
 PLANNER: J. OLIVAS

MENTED MAP NO. 4

TENTATIVE MAP

TRACT NO. 33487

A PORTION OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 8 WEST, 2ND

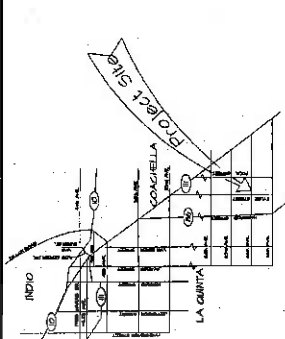
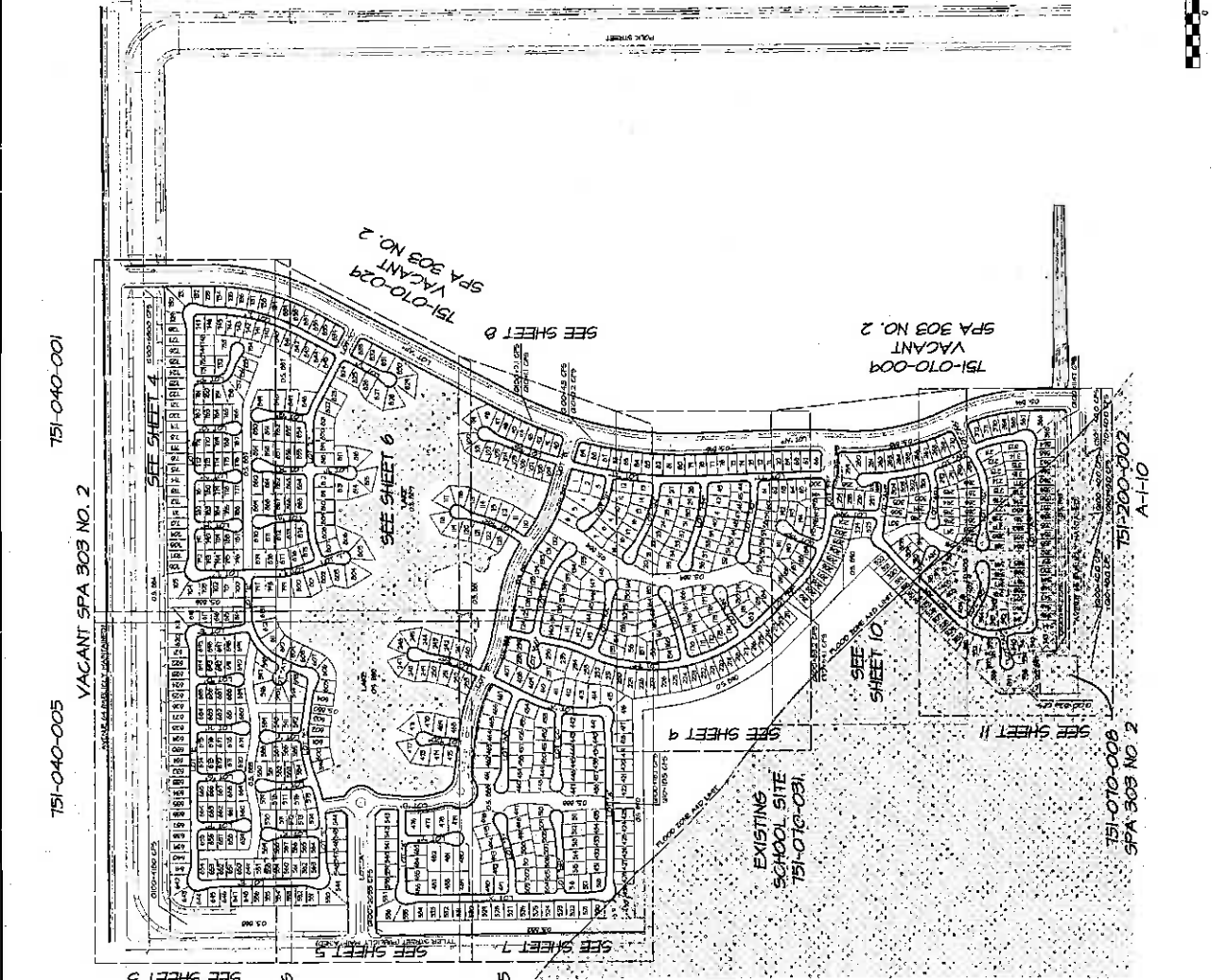
WEBB

CIVIL ENGINEERS
 1800 SAN VICENTE BOULEVARD, SUITE 300
 LOS ANGELES, CA 90044
 (818) 800-8272 PH
 (818) 238-4028 FAX

DATE: 3/27/07
 SHEET 1 OF 12
 SHEET NO. 1

GRAPHIC SCALE 1"=300'

0 300 600 900



VICINITY MAP

SECTION 8 TOWNSHIP 7 SOUTH, RANGE 8 WEST

Extension of Time Environmental Determination

Project Case Number: TR33487
Original E.A. Number: 40361
Extension of Time No.: Second
Original Approval Date: June 7, 2011
Project Location: South of 64th Street, East of Tyler Street, and North of 66th Street

Project Description: Schedule "A" Subdivision of 286 gross acres into 879 residential lots consisting of single family homes, open sapce, and recreational facilities.

On June 7, 2011, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
Arturo Ortuño, Contract Planner

Date: June 15, 2017
For Charissa Leech, Assistant TLMA Director

KOHL RANCH COMPANY, LLC
KOHL RANCH II, LLC
11990 SAN VICENTE BOULEVARD, SUITE 200
LOS ANGELES, CALIFORNIA 90049

June 14, 2017

Arturo Ortuño
Contract Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Acceptance of Conditions for Second Extension of Time for TR33487

Dear Mr. Ortuño:

I am the applicant for the Extension of Time Case TR33487. I accept the following conditions of approval associated with this Extension of Time request:

- | | |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED |
| 60. REQ BMP SWPPP WQMP | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING | |

Thank you,

KOHL RANCH COMPANY, LLC,
a California limited liability company

Stephanie S. Cohen

By: Stephanie S. Cohen

Its: Authorized signer

KOHL RANCH II, LLC,
a California limited liability company

Stephanie S. Cohen

By: Stephanie S. Cohen

Its: Authorized signer

04/28/17
12:22

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33487

Parcel: 751-070-004

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 54 EOT2 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

04/28/17
12:22

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33487

Parcel: 751-070-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 54 EOT2 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 18 EOT2 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

04/28/17
12:22

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR33487

Parcel: 751-070-004

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 9

EOT2 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 7

EOT2 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR33487

Parcel: 751-070-004

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 10 EOT2 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 14 EOT2 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/28/17
12:22

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR33487

Parcel: 751-070-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND


established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1011

Agenda Item No.
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisory District: Fourth *KL*
Project Planner: Arturo Ortuño
Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 35058
FIRST EXTENSION OF TIME
Applicant: Hunsaker & Associates Irvine
Inc.



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 190 acres into 16 lots ranging in size from two acres to twenty acres and grading of the site to move approximately two-million cubic yards of earth, with off-site road improvements approximately 3,575 feet east and 1,000 feet west of the project site on Varner Road.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35058

BACKGROUND:

Tentative Tract Map No. 35058, along with Specific Pan No. 338 and Substantial Conformance No. 1, was originally approved at Planning Commission on February 3, 2010.

The first Extension of Time was received December 16, 2016, ahead of the expiration date of February 3, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on April 11, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 11, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

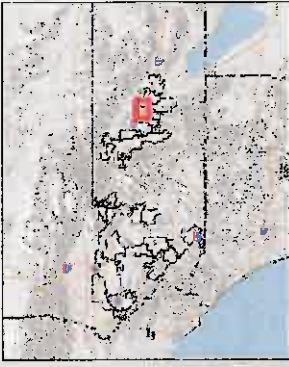
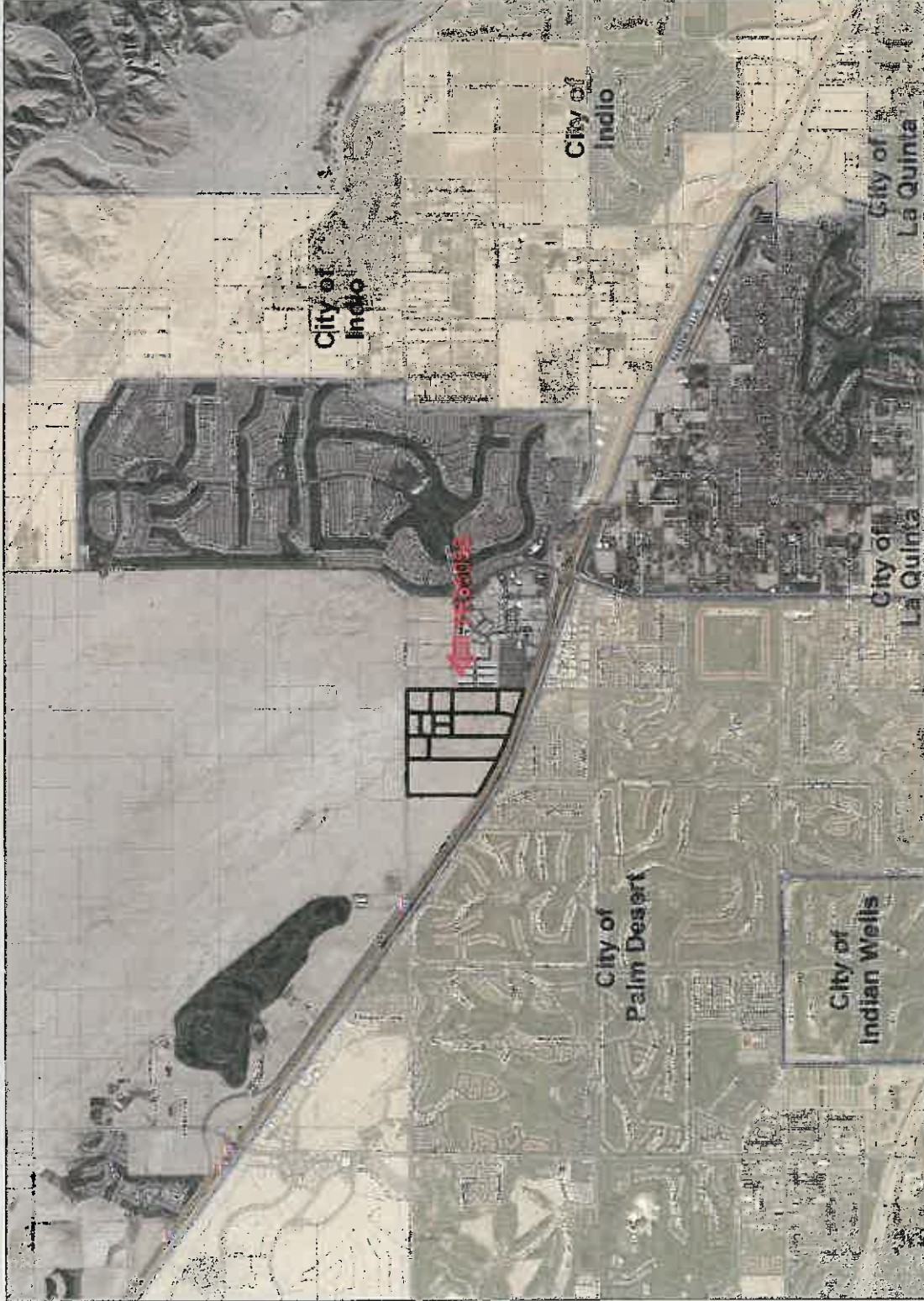
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become February 3, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35058, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 3, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR35058

Vicinity Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- US-HWY
- majorroads
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

Notes

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.



0 5,313

10,626 Feet



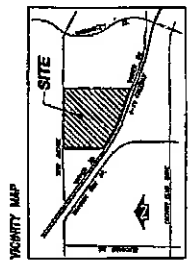
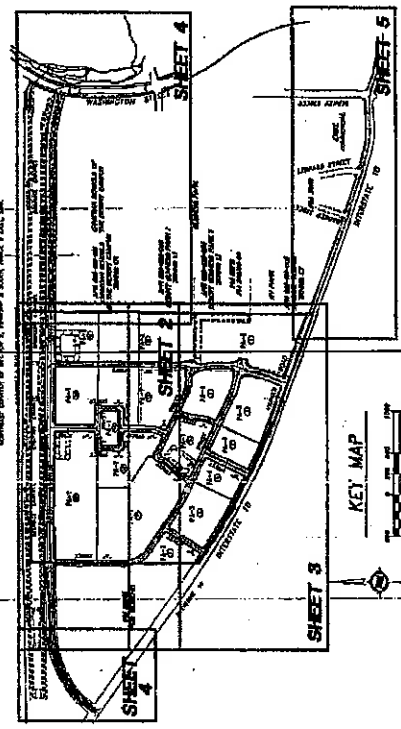
REPORT PRINTED ON...6/19/2017 2:45:36 PM

© Riverside County RCIT GIS

MIRASERA TENTATIVE TRACT MAP NO. 35058

PROPOSED INTERCHANGING SCHEDULE G
RIVERSIDE COUNTY, CALIFORNIA

DATE: 1.10.2018
BY: [Signature]



NOTES

1. THIS TRACT MAP IS A TENTATIVE TRACT MAP AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
2. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.
3. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.
4. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.
5. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.

UTILITIES

WATER: [Details]
SEWER: [Details]
GAS: [Details]
ELECTRICITY: [Details]

ASSESSOR PARCEL NUMBERS

APN: [List of parcel numbers]

EASEMENT NOTES

1. [Easement details]
2. [Easement details]
3. [Easement details]
4. [Easement details]
5. [Easement details]

LOT AREA SUMMARY

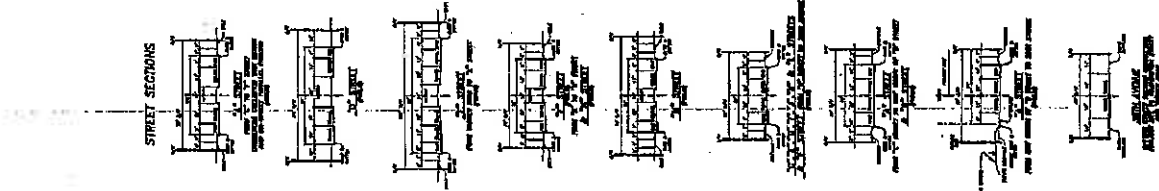
LOT #	AREA (SQ FT)	AREA (SQ METERS)
1	10,000	929.03
2	10,000	929.03
3	10,000	929.03
4	10,000	929.03
5	10,000	929.03
6	10,000	929.03
7	10,000	929.03
8	10,000	929.03
9	10,000	929.03
10	10,000	929.03
11	10,000	929.03
12	10,000	929.03
13	10,000	929.03
14	10,000	929.03
15	10,000	929.03
16	10,000	929.03
17	10,000	929.03
18	10,000	929.03
19	10,000	929.03
20	10,000	929.03
21	10,000	929.03
22	10,000	929.03
23	10,000	929.03
24	10,000	929.03
25	10,000	929.03
26	10,000	929.03
27	10,000	929.03
28	10,000	929.03
29	10,000	929.03
30	10,000	929.03
31	10,000	929.03
32	10,000	929.03
33	10,000	929.03
34	10,000	929.03
35	10,000	929.03
36	10,000	929.03
37	10,000	929.03
38	10,000	929.03
39	10,000	929.03
40	10,000	929.03
41	10,000	929.03
42	10,000	929.03
43	10,000	929.03
44	10,000	929.03
45	10,000	929.03
46	10,000	929.03
47	10,000	929.03
48	10,000	929.03
49	10,000	929.03
50	10,000	929.03
51	10,000	929.03
52	10,000	929.03
53	10,000	929.03
54	10,000	929.03
55	10,000	929.03
56	10,000	929.03
57	10,000	929.03
58	10,000	929.03
59	10,000	929.03
60	10,000	929.03
61	10,000	929.03
62	10,000	929.03
63	10,000	929.03
64	10,000	929.03
65	10,000	929.03
66	10,000	929.03
67	10,000	929.03
68	10,000	929.03
69	10,000	929.03
70	10,000	929.03
71	10,000	929.03
72	10,000	929.03
73	10,000	929.03
74	10,000	929.03
75	10,000	929.03
76	10,000	929.03
77	10,000	929.03
78	10,000	929.03
79	10,000	929.03
80	10,000	929.03
81	10,000	929.03
82	10,000	929.03
83	10,000	929.03
84	10,000	929.03
85	10,000	929.03
86	10,000	929.03
87	10,000	929.03
88	10,000	929.03
89	10,000	929.03
90	10,000	929.03
91	10,000	929.03
92	10,000	929.03
93	10,000	929.03
94	10,000	929.03
95	10,000	929.03
96	10,000	929.03
97	10,000	929.03
98	10,000	929.03
99	10,000	929.03
100	10,000	929.03

LOT SUMMARY

LOT # [List]
ACRES [List]
TOTAL ACRES [Total]

STATEMENT OF OWNERSHIP

STATEMENT OF OWNERSHIP FOR THE TRACT MAP NO. 35058.



PREPARED BY
HUNSAKER & ASSOCIATES
PLANNERS & ARCHITECTS
10000 WILSON AVENUE, SUITE 100
DANA POINT, CALIFORNIA 92629
TEL: (949) 441-1111
WWW.HUNSAKER.COM

PROJECT NO. [Number]
DATE [Date]
SCALE [Scale]

OWNER
MIRASERA, LLC
10000 WILSON AVENUE, SUITE 100
DANA POINT, CALIFORNIA 92629
TEL: (949) 441-1111
WWW.MIRASERA.COM

DATE [Date]
BY [Signature]

COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 35058
TITLE SHEET
SHEET 1 OF 5

Extension of Time Environmental Determination

Project Case Number: TR35058
Original E.A. Number: 42021
Extension of Time No.: First
Original Approval Date: February 3, 2010
Project Location: North of Varner Road, South of Avenue 38, and West of Washington Street

Project Description: Schedule C - subdivision of 190 acres into 16 lots ranging in size from two acres to twenty acres and grading of the site to move approximately two-million cubic yards of earth, with off-site road improvements approximately 3,575 feet east and 1,000 feet west of the project site on Varner Road.

On February 3, 2010, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____


Arturo Ortuño, Contract Planner

Date: June 19, 2017

For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Ted Frattone <TFrattone@hunsaker.com>
Sent: Tuesday, April 11, 2017 12:03 PM
To: Ortuno, Arturo
Cc: 'Jason Davila'; JP Davila; Robert Giessner
Subject: 1st EOT TR35058 - Acceptance of Recommended Conditions
Attachments: 1st EOT TR35058 Recommended Conditions.pdf

Hi Arturo,

I have reviewed the additional recommended conditions for TTM 35058 (TR35058) as part of the extension of time request with the property owner (Mirasera, LLC) and we, the Extension of Time Applicant and property owner, accept the new conditions listed below and attached for your reference.

50. REQ E HEALTH DOCUMENTS
50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING
80. WQMP AND MAINTENANCE
90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

Please proceed with the staff report and scheduling the project for public hearing. Please let me know if you need anything else from our end.

Thank you,

Ted



Ted D. Frattone
Project Manager, Planning & Entitlements
HUNSAKER & ASSOCIATES IRVINE, INC.
3 Hughes, Irvine, CA 92618
Phone: (949) 768-2541
Cell: (949) 283-2294
Fax: (949) 583-0759
Email: tfrattone@hunsaker.com

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Wednesday, April 05, 2017 2:49 PM
To: Ted Frattone <TFrattone@hunsaker.com>
Subject: 1st EOT TR35058 Recommended Conditions

Good afternoon Ted,

I will be taking over all of the EOT applications and the County has adopted a few changes to better streamline the process. I'm not sure if you have been contacted previously regarding recommended conditions. The County has determined the following conditions as the standard conditions applicable to all tract/parcel EOT applications. As soon as you can accept the following conditions I will be able to draft a staff report and send it for manager review. Feel free to contact me if you have further questions.

04/05/17
14:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR35058

Parcel: 626-150-007

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5

EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 52

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

04/05/17
14:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR35058

Parcel: 626-150-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 52 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 13 EOT1 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

04/05/17
14:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR35058

Parcel: 626-150-007

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 5

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 17

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR35058

Parcel: 626-150-007

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 18 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/05/17
14:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR35058

Parcel: 626-150-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 18

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND


established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.12

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 31100
SECOND EXTENSION OF TIME
Applicant: La Ventana 242, LLC



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 77.85 acres into 243 single family residential lots with a minimum lot size of 6,000 sq. ft., 2 lots for water quality detention basins, 4 open space lots for a paseo system, one 5 acre lot for a park, one 14.43 acre lot for a school, and two remainder lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31100

BACKGROUND:

Tentative Tract Map No. 31100 was originally approved at Planning Commission on July 26, 2006. The project proceeded to the Board of Supervisors for receive and file on August 29, 2006.

The first Extension of Time was approved at the Planning Commission on November 2, 2016.

The second Extension of Time was received June 1, 2017, ahead of the expiration date of July 26, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on June 8, 2017.

h

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 8, 2017) indicating the acceptance of the six (6) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

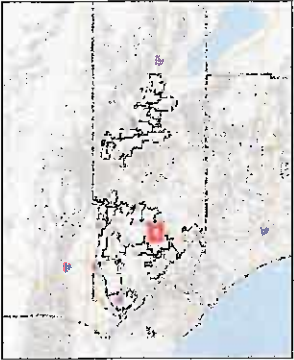
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become July 26, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31100, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 26, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.**

2nd EOT for TR31100

Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

Notes

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.

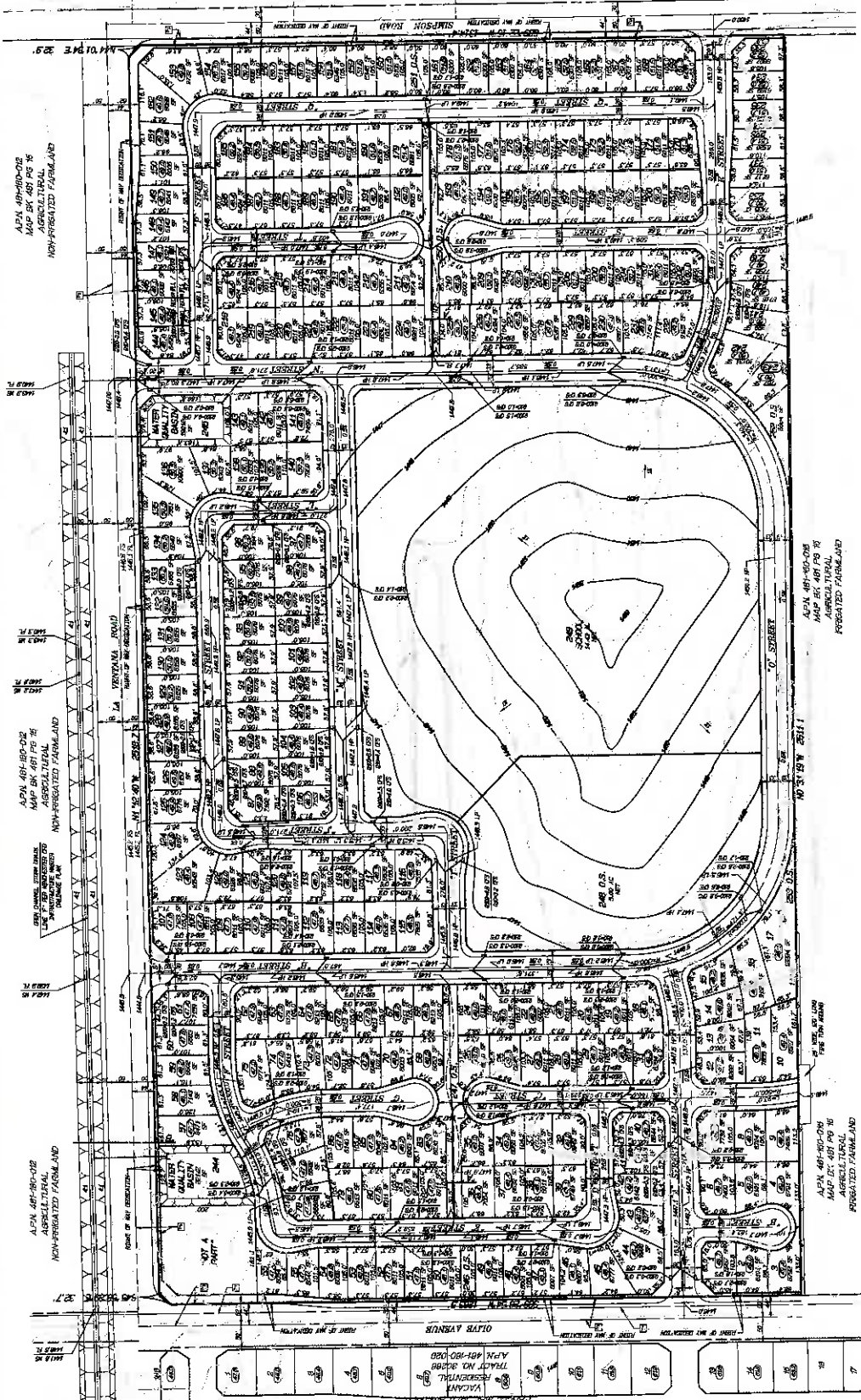


0 4,061 8,122 Feet



REPORT PRINTED ON... 6/14/2017 1:57:00 PM

© Riverside County RCIT GIS



APN 481-80-002
 MAP BK 481 PG 16
 AGRICULTURAL
 NON-FRAGMENTED FARMLAND

APN 481-80-002
 MAP BK 481 PG 16
 AGRICULTURAL
 NON-FRAGMENTED FARMLAND

APN 481-80-002
 MAP BK 481 PG 16
 AGRICULTURAL
 NON-FRAGMENTED FARMLAND

APN 481-80-002
 MAP BK 481 PG 16
 AGRICULTURAL
 NON-FRAGMENTED FARMLAND

VACANT
 RESIDENTIAL
 APN 481-80-002
 MAP BK 481 PG 16

VACANT
 RESIDENTIAL
 APN 481-80-002
 MAP BK 481 PG 16

VACANT
 RESIDENTIAL
 APN 481-80-002
 MAP BK 481 PG 16

APN 481-80-002
 MAP BK 481 PG 16
 AGRICULTURAL
 NON-FRAGMENTED FARMLAND

APN 481-80-002
 MAP BK 481 PG 16
 AGRICULTURAL
 NON-FRAGMENTED FARMLAND

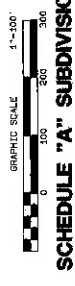
PARCEL MAP 8724 AMENDED
 TRACT NO. 37100
 VACANT
 RESIDENTIAL
 APN 481-80-002

AMENDED MAP NO. 4

TENTATIVE MAP
 TRACT NO. 37100

THIS MAP IS PREPARED BY A PERSON OR PERSONS WHO ARE NOT LICENSED ENGINEERS OR ARCHITECTS IN THE STATE OF CALIFORNIA. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, INJURY, OR DEATH CAUSED BY THE USE OF THIS MAP.

SCALE 1"=100'	DATE 07/15/08
DATE 7/15/08	SHEET 1
DESIGNED BY	OF 2 SHEETS
DRAWN BY	
CHECKED BY	
APPROVED BY	
PROJECT NO. 08-002	



SCHEDULE "A" SUBDIVISION

Extension of Time Environmental Determination

Project Case Number: TR31100
 Original E.A. Number: 39229
 Extension of Time No.: Second
 Original Approval Date: July 26, 2006
 Project Location: North of Olive Avenue, South of Simpson Road, and East of La Ventana Road

Project Description: Schedule "A" Subdivision of 77.85 acres into 243 single family residential lots with a minimum lot size of 6,000 sq. ft., 2 lots for water quality detention basins, 4 open space lots for a paseo system, one 5 acre lot for a park, one 14.43 acre lot for a school, and two remainder lots.

On July 26, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: June 14, 2017
 For Charissa Leech, Assistant TLMA Director

LA VENTANA 242, LLC

To: Arturo Ortuno

From: Jim Lytle

Date: June 8, 2017

Re: Acceptance of EOT-2 Conditions of Approval for CASE TR31100

Mr. Ortuno:

I am the applicant for the EOT Case TR31100. I accept the following conditions of approval associated with this Extension of Time Request.

1. Prior to Map Recordation
50-E HEALTH.10 – EOT2- REQ E HEALTH DOCUMENTS
50-TRANS.42 – EOT2-FINAL ACCESS AND MAINT
2. Prior to Grading Permit – Issuance
60-BS-GRADE.15 – EOT2-REQ BMP SWPPP WQMP
3. Prior to Building Final Inspection
90-BS-GRADE.9 – EOT2-WQMP REQUIRED
90-TRANS.10 – EOT2-WQMP COMP AND BNS REG

Regards,


Jim Lytle

06/19/17
16:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31100

Parcel: 461-150-015

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 42

EOT2 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15

EOT2 - REQ BMP SWPPP WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger

06/19/17
16:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31100

Parcel: 461-150-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 EOT2 - REQ BMP SWPPP WQMP (cont.) RECOMMND

required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT2 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31100

Parcel: 461-150-015

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 EOT2 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 9 EOT2 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

06/19/17
16:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31100

Parcel: 461-150-015

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 9 EOT2 - WQMP REQUIRED (cont.)

RECOMMND

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10 EOT2 - WQMP COMP AND BNS REG


RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 34677
FIRST EXTENSION OF TIME
Applicant: Rancho Properties



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 2,900 sq. ft., one 2.0-acre park, one 2.1-acre park, 2 lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34677

BACKGROUND:

Tentative Tract Map No. 34677, along with Specific Plan No. 293, Amendment No. 5, General Plan Amendment No. 1061, Change of Zone No. 7461, Tentative Tract Map No. 30976 and Tentative Tract Map No. 30977, was originally approved at Planning Commission on February 4, 2009. The project proceeded to the Board of Supervisors for final approval on June 16, 2009.

The first Extension of Time was received June 13, 2016, ahead of the expiration date of June 16, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on June 8, 2017.

A second Extension of Time was filed June 1, 2017. The second Extension of Time is being processed concurrently, but as a subsequent action, with the first Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 8, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 16, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration (which was applied for on June 1, 2017).

RECOMMENDATION:

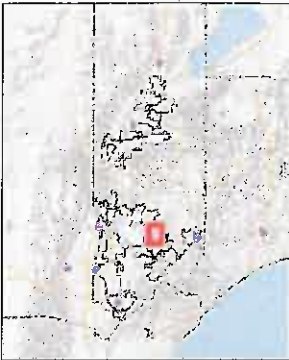
APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34677**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 16, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR34677

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - US-HWY
 - majorroads
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers



Notes

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, imeliness, 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.



0 5,416 10,832 Feet

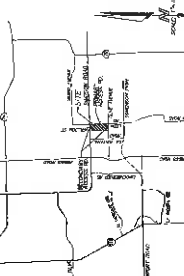
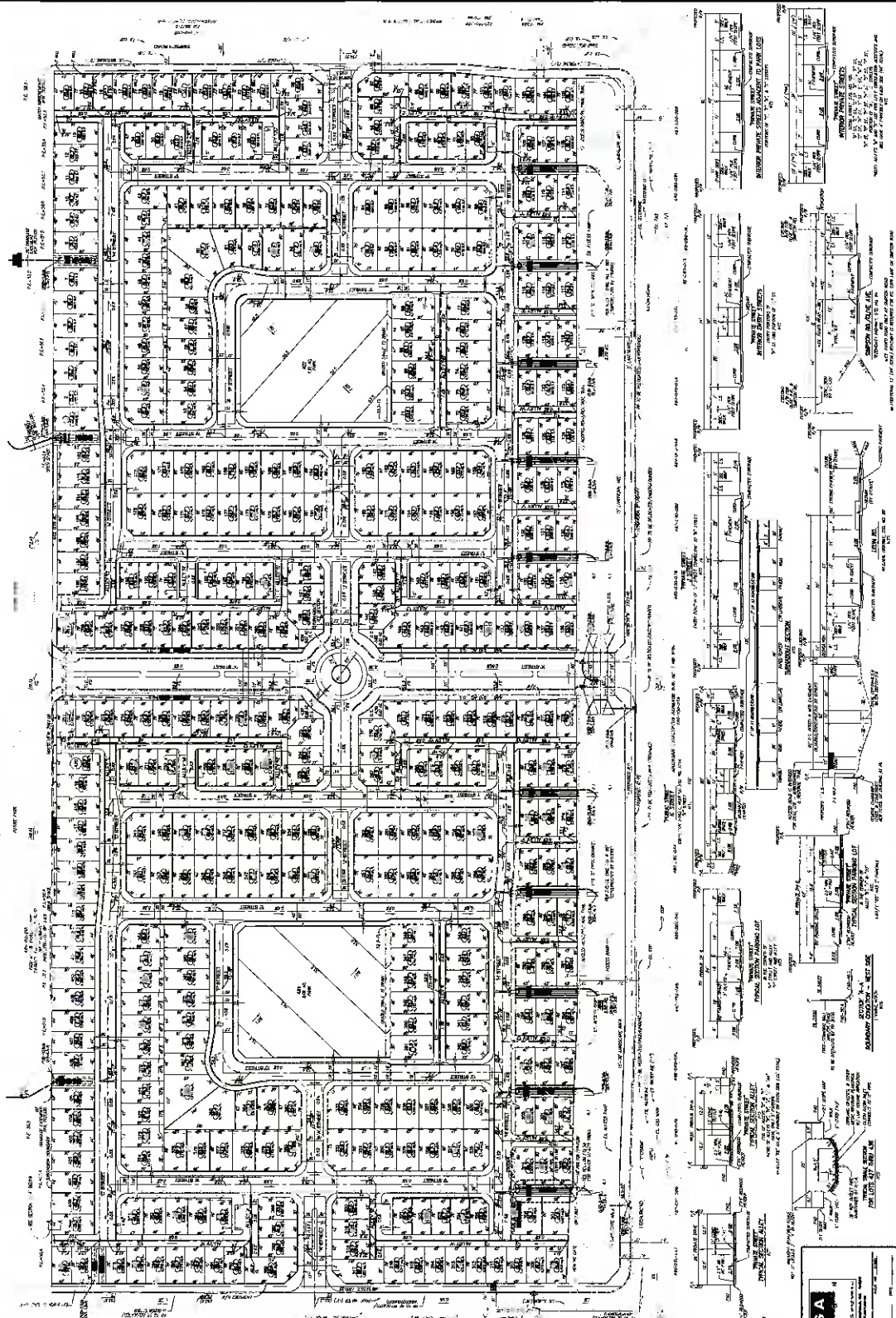


REPORT PRINTED ON...6/14/2017 3:27:18 PM

© Riverside County RCIT GIS

TENTATIVE TRACT MAP 34677

AMENDED MAP NO. 1



GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STREET.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE EASEMENT.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UTILITY LINE.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PORCH.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PATIO.
11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DECK.
12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BALCONY.
13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TERRACE.
14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALKWAY.
15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STAIRWAY.
16. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP.
17. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ELEVATOR.
18. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LIFT.
19. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PLATFORM.
20. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANOPY.
21. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE AWNING.
22. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PERGOLA.
23. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GAZEBO.
24. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SHED.
25. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GARAGE.
26. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY.
27. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PORCH.
28. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PATIO.
29. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DECK.
30. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BALCONY.
31. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TERRACE.
32. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALKWAY.
33. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STAIRWAY.
34. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP.
35. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ELEVATOR.
36. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LIFT.
37. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PLATFORM.
38. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANOPY.
39. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE AWNING.
40. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PERGOLA.
41. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GAZEBO.
42. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SHED.
43. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GARAGE.
44. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY.
45. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PORCH.
46. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PATIO.
47. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DECK.
48. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BALCONY.
49. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TERRACE.
50. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALKWAY.
51. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STAIRWAY.
52. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP.
53. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ELEVATOR.
54. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LIFT.
55. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PLATFORM.
56. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANOPY.
57. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE AWNING.
58. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PERGOLA.
59. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GAZEBO.
60. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SHED.
61. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GARAGE.
62. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY.
63. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PORCH.
64. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PATIO.
65. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DECK.
66. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BALCONY.
67. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TERRACE.
68. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALKWAY.
69. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STAIRWAY.
70. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP.
71. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ELEVATOR.
72. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LIFT.
73. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PLATFORM.
74. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANOPY.
75. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE AWNING.
76. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PERGOLA.
77. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GAZEBO.
78. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SHED.
79. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GARAGE.
80. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY.
81. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PORCH.
82. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PATIO.
83. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DECK.
84. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BALCONY.
85. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TERRACE.
86. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALKWAY.
87. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STAIRWAY.
88. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP.
89. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ELEVATOR.
90. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LIFT.
91. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PLATFORM.
92. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANOPY.
93. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE AWNING.
94. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PERGOLA.
95. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GAZEBO.
96. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SHED.
97. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GARAGE.
98. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY.
99. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PORCH.
100. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PATIO.

COUNTY OF RIVERSIDE
TENTATIVE TRACT
MAP 34677

DATE: 10/1/2024
 SHEET: 1 OF 1

ARTIGA

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 10000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: (303) 750-1000
 FAX: (303) 750-1001
 WWW.ARTIGAENGINEERS.COM

SCALE: AS SHOWN
 NORTH ARROW: AS SHOWN

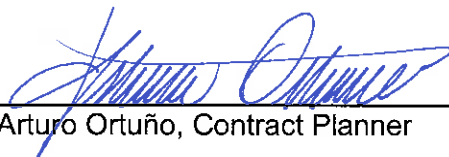
Extension of Time Environmental Determination

Project Case Number: TR34677
 Original E.A. Number: 41071
 Extension of Time No.: First
 Original Approval Date: June 16, 2009
 Project Location: North of Olive Avenue, West of Leon Road, and South of Simpson Road

Project Description: Schedule "A" Subdivision of 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 2,900 sq. ft., one 2.0-acre park, one 2.1-acre park, 2 lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways.

On June 16, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: June 14, 2017
 For Charissa Leech, Assistant TLMA Director

RANCHO PROPERTIES

To: Arturo Ortuno

From: Jim Lytle

Date: June 8, 2017

Re: Acceptance of EOT-2 Conditions of Approval for CASE TR34677

Mr. Ortuno:

I am the applicant for the EOT Case TR34677. I accept the following conditions of approval associated with this Extension of Time Request.

1. Prior to Map Recordation
50-E HEALTH.4 – EOT2- REQ E HEALTH DOCUMENTS
50-TRANS.27 – EOT2-FINAL ACCESS AND MAINT
2. Prior to Grading Permit – Issuance
60-BS-GRADE.14 – EOT2-REQ BMP SWPPP WQMP
60-TRANS.2 – EOT2-FINAL WQMP FOR GRADING
3. Prior to Building Permit - Issuance
80-TRANS.1 – EOT2-WQMP AND MAINTENANCE
4. Prior to Building Final Inspection
90-BS-GRADE.3 – EOT2-WQMP REQUIRED
90-TRANS.11 – EOT2-WQMP COMP AND BNS REG

Regards,


Jim Lytle

TRACT MAP Tract #: TR34677

Parcel: 461-150-006

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4 EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

2. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 27 EOT2 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met"

TRACT MAP Tract #: TR34677

Parcel: 461-150-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 27 EOT2 - FINAL ACCESS AND MAINT (cont.) RECOMMND

if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT2 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 2 EOT2 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board

TRACT MAP Tract #: TR34677

Parcel: 461-150-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2

EOT2 - FINAL WQMP FOR GRADING (cont.)

RECOMMND

Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT2 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR34677

Parcel: 461-150-006

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3

EOT2 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 11

EOT2 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

06/19/17
17:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR34677

Parcel: 461-150-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

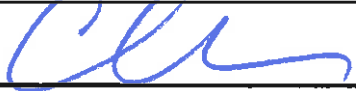
established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.14

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 34677
SECOND EXTENSION OF TIME
Applicant: Rancho Properties



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 2,900 sq. ft., one 2.0-acre park, one 2.1-acre park, 2 lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34677

BACKGROUND:

Tentative Tract Map No. 34677, along with Specific Plan No. 293, Amendment No. 5, General Plan Amendment No. 1061, Change of Zone No. 7461, Tentative Tract Map No. 30976 and Tentative Tract Map No. 30977, was originally approved at Planning Commission on February 4, 2009. The project proceeded to the Board of Supervisors for final approval on June 16, 2009.

The first Extension of Time was received June 13, 2016, ahead of the expiration date of June 16, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on June 8, 2017.



A second Extension of Time was filed June 1, 2017. The second Extension of Time is being processed concurrently, but as a subsequent action, with the first Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 8, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

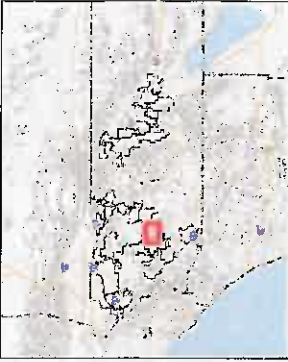
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 16, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34677**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 16, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR34677

Vicinity Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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.



0 5,416 10,832 Feet



REPORT PRINTED ON... 6/14/2017 3:55:21 PM

© Riverside County RCIT GIS


Extension of Time Environmental Determination

Project Case Number: TR34677
 Original E.A. Number: 41071
 Extension of Time No.: Second
 Original Approval Date: June 16, 2009
 Project Location: North of Olive Avenue, West of Leon Road, and South of Simpson Road

Project Description: Schedule "A" Subdivision of 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 2,900 sq. ft., one 2.0-acre park, one 2.1-acre park, 2 lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways.

On June 16, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: June 14, 2017
 For Charissa Leech, Assistant TLMA Director

RANCHO PROPERTIES

To: Arturo Ortuno

From: Jim Lytle

Date: June 8, 2017

Re: Acceptance of EOT-2 Conditions of Approval for CASE TR34677

Mr. Ortuno:

I am the applicant for the EOT Case TR34677. I accept the following conditions of approval associated with this Extension of Time Request.

1. Prior to Map Recordation
50-E HEALTH.4 – EOT2- REQ E HEALTH DOCUMENTS
50-TRANS.27 – EOT2-FINAL ACCESS AND MAINT
2. Prior to Grading Permit – Issuance
60-BS-GRADE.14 – EOT2-REQ BMP SWPPP WQMP
60-TRANS.2 – EOT2-FINAL WQMP FOR GRADING
3. Prior to Building Permit - Issuance
80-TRANS.1 – EOT2-WQMP AND MAINTENANCE
4. Prior to Building Final Inspection
90-BS-GRADE.3 – EOT2-WQMP REQUIRED
90-TRANS.11 – EOT2-WQMP COMP AND BNS REG

Regards,


Jim Lytle

06/19/17
17:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR34677

Parcel: 461-150-006

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4 EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

2. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 27 EOT2 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met"

TRACT MAP Tract #: TR34677

Parcel: 461-150-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 27 EOT2 - FINAL ACCESS AND MAINT (cont.) RECOMMND

if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT2 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 2 EOT2 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board

06/19/17
17:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR34677

Parcel: 461-150-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 EOT2 - FINAL WQMP FOR GRADING (cont.) RECOMMND

Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 EOT2 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

06/19/17
17:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR34677

Parcel: 461-150-006

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 11 EOT2 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

Riverside County LMS
CONDITIONS OF APPROVAL

06/19/17
17:15

Parcel: 461-150-006

TRACT MAP Tract #: TR34677

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

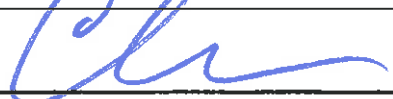
established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.15

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Ash Syed
Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 30977
SECOND EXTENSION OF TIME
Applicant: Alan Clark & Kathy Warner



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 260.5 acres into 414 single family residential lots, one 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one 107.33-acre natural open space lot, and three remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 square feet, Planning Area 50A has 93 lots with a minimum lot size of 6,000 square feet, Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 square feet, and Planning Area 50C has 122 lots with a minimum lot size of 4,500 square feet.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30977

BACKGROUND:

Tentative Tract Map No. 30977 was originally approved at Planning Commission on January 21, 2009. It proceeded to the Board of Supervisors along with Change of Zone No. 7461 where both applications were approved on June 16, 2009.

The First Extension of Time for Tentative Tract Map No. 31314 was approved at Planning Commission on November 3, 2015.

h

The Second Extension of Time was received May 10, 2017, ahead of the expiration date, June 16, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on June 15, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of five (5) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant June 15, 2017 indicating the acceptance of the five (5) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

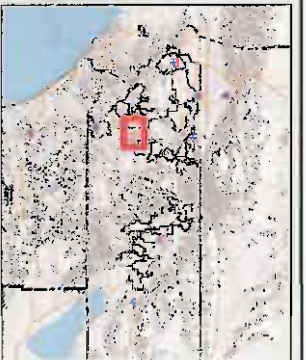
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 16, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30977, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 16, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR30977

Vicinity Map



Legend

Notes

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

REPORT PRINTED ON... 5/25/2017 2:11:03 PM

© Riverside County RCIT GIS

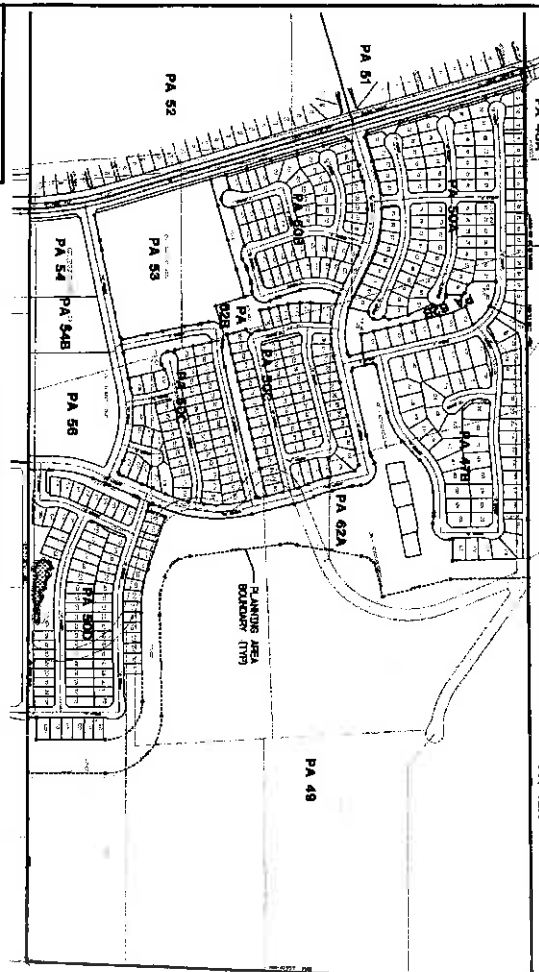


0

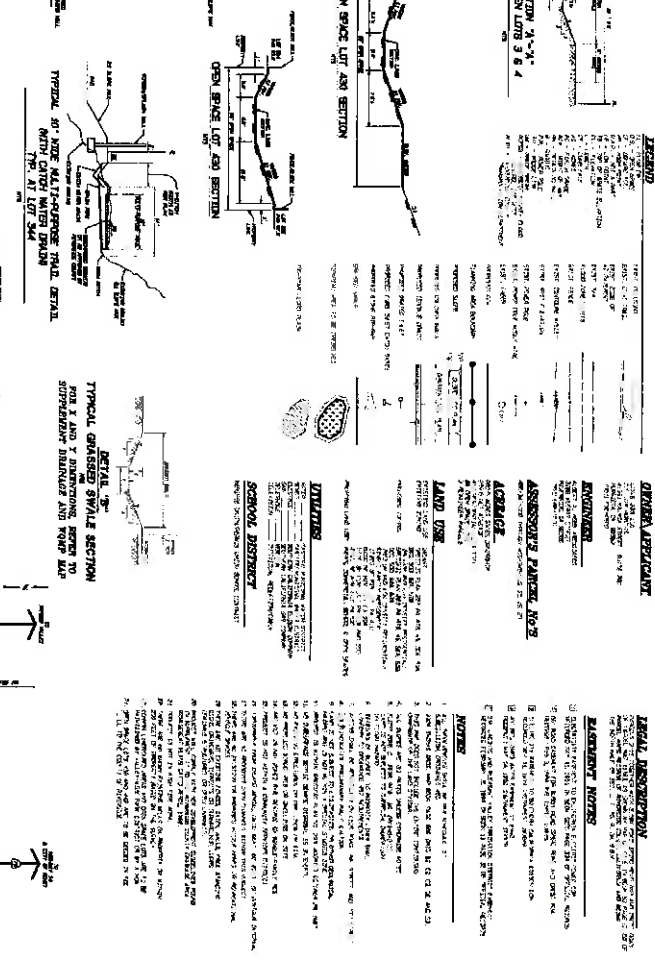
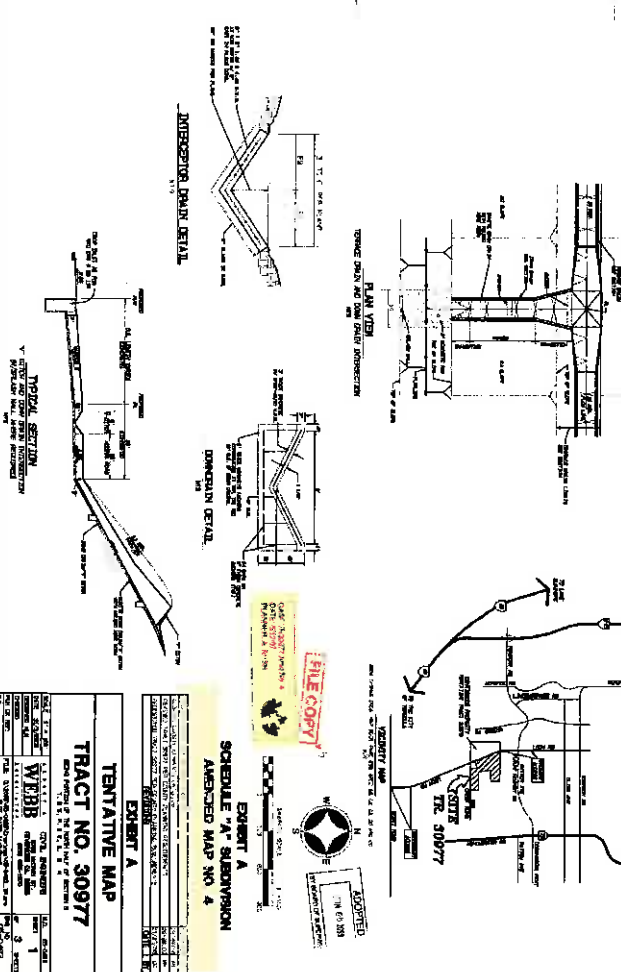
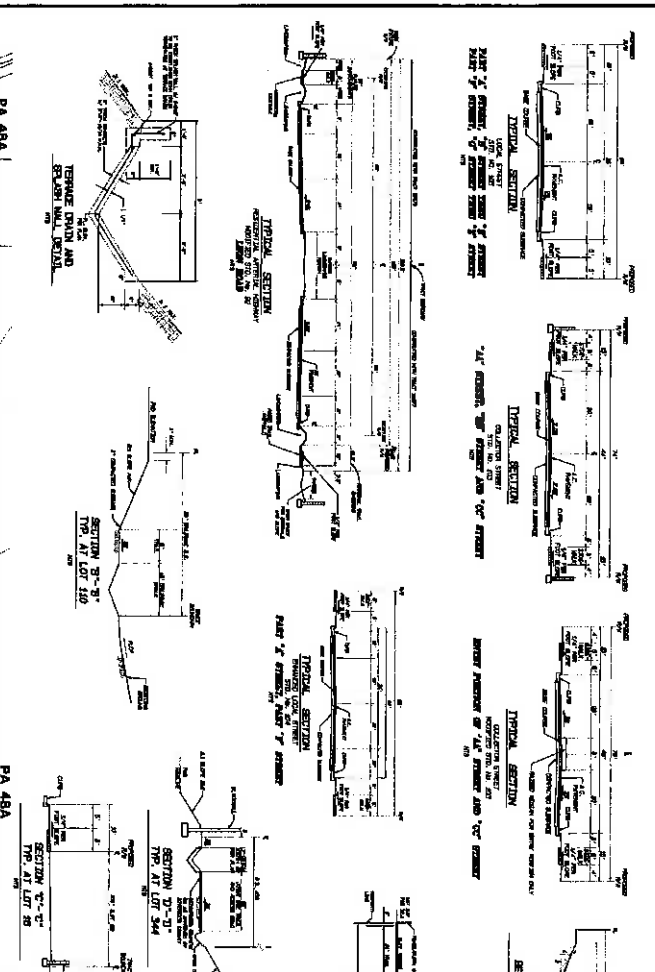
8,454

16,927 Feet





MASTER MAP WITH PLANNING AREAS



GENERAL APPLICANT
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

ASSOCIATE PLANNER, No. 2
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

LAND USE
 [Text describing land use]

ADDITIONAL NOTES
 [List of notes]

EXHIBIT A
SCHEDULE "A" SUBDIVISION
AMENDED MAP NO. 4

EXHIBIT A
TENTATIVE MAP
TRACT NO. 30877

APPROVED
 [Signature]

DATE
 [Date]

Extension of Time Environmental Determination

Project Case Number: TR30977

Original E.A. Number: EA39471

Extension of Time No.: Second


Original Approval Date: June 16, 2009

Project Location: North of Ano Crest Road, South of Busby Road, East of Leon Road, West of Winchester Road.

Project Description: Subdivision of 260.5 acres into 414 single family residential lots, one 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one 107.33-acre natural open space lot, and three remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 square feet, Planning Area 50A has 93 lots with a minimum lot size of 6,000 square feet, Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 square feet, and Planning Area 50C has 122 lots with a minimum lot size of 4,500 square feet.

On June 16, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
Ash Syed, Planner

Date: June 20, 2017
Charissa Leach, P.E. Assistant TLMA Director

Via E-Mail

Ash Syed
Contract Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92501
E mail: asyed@rivco.org

RE: Second Extension of Time Request for Tentative Tract Map No. 30977.

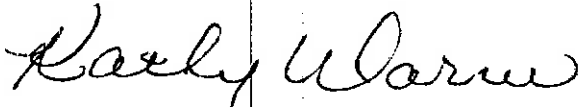
We are the owners of the property subject to Tentative Tract Map No. 30977. We have reviewed your email dated May 23, 2017 and the proposed conditions of approval attached to your email.

We accept each of the conditions attached to your email. More specifically, we accept the following proposed conditions:

50. E HEALTH. 6
50. TRANS. 47
60. BS GRADE. 18
60. TRANS. 1
80. TRANS. 1
90. BS GRADE. 10
90. TRANS. 9

We look forward to our extension of time application being submitted to the Planning Commission. Please let us know when the extension of time application has been placed on the Planning Commission docket.

Sincerely,



Kathy Warner, Trustee of the
Kathy Warner Separate Property Trust

Alan Clark

cc: Sage Community Group

06/27/17
14:01

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30977

Parcel: 466-340-015

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 47 EOT2 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR30977

Parcel: 466-340-015

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT2 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT2 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

06/27/17
14:01

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR30977

Parcel: 466-340-015

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 9

EOT2 - WQMP COMP AND BNS REG


RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.
Area Plan: San Jacinto Valley
Zoning Area: Bautista
Supervisory District: Third
Project Planner: Ash Syed
Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 32332
FIRST EXTENSION OF TIME
Applicant: Arlington Veterinary
Laboratories, Inc. c/o Clifford J. Olsen


Charissa Leach, P.E.
Assistant TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
EXTENSION OF TIME STAFF REPORT**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 23.70 gross acres into 34 lots with a minimum lot size of 20,000 sq. ft.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32332

BACKGROUND:

Tentative Tract Map No. 32332 was originally approved at Planning Commission on November 14, 2007. It proceeded to the Board of Supervisors along with Change of Zone No. 7160 where both applications were approved on June 24, 2008.

The First Extension of Time was received June 13, 2017, ahead of the expiration date of June 24, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on June 22, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a



determination that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant dated June 21, 2017 indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 24, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32332 extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 24, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR32332

Vicinity Map



Legend
City Boundaries
Cities

Notes

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

REPORT PRINTED ON... 6/14/2017 10:17:58 AM

© Riverside County RCIT GIS



0 2,846 5,691 Feet



Extension of Time Environmental Determination

Project Case Number: TR32332
 Original E.A. Number: EA40189
 Extension of Time No.: First
 Original Approval Date: June 24, 2008
 Project Location: North of Whittier Avenue, South of Mayberry Avenue, East of Century Court, West of Fairview Avenue.
 Project Description: Subdivision of 23.70 gross acres into 34 lots with a minimum lot size of 20,000 sq. ft.

On June 24, 2008, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Ash Syed, Planner

Date: June 26, 2017
 Charissa Leach, P.E. Assistant TLMA Director

Arlington Veterinary Laboratories, Inc.
26208 Olsen View Court
Hemet, CA 92544

June 21, 2017

Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502-1409

RE: TR32332, First Extension of Time

To Whom It May Concern,

In response to Ash Syed-Contract Planner's letter dated June 14, 2017 regarding the first EOT for above referenced Tentative Map it is the Applicant's intent to accept the seven conditions of approval outlined below.

- 50. E Health.5
- 50. Trans. 37
- 60. BS Grade.14
- 60. Trans. 1
- 80. Trans. 4
- 90. BS Grade 3
- 90. Trans.6

It is acknowledged that the Final Map requires the above conditions be met; however, there are a total of five EOT's available before the Map terminates. The required payment of \$338.64 was paid and cleared at the time of this letter.

If you have any questions please contact me at 951-852-5359.

Cordially,



Clifford J. Olsen
President/CEO

06/27/17
13:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32332

Parcel: 552-120-013

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 37 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

06/27/17
13:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32332

Parcel: 552-120-013

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at:

TRACT MAP Tract #: TR32332

Parcel: 552-120-013

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) RECOMMND

www.rcflood.org/npdes. For any questions, please contact
(951) 712-5494.

atersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No.
R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4 EOT1 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP
facilities described in the approved Final WQMP. The
project shall be responsible for performing all activities
described in the WQMP and that copies of the approved Final
WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall
be submitted to the Transportation Department for review
and approval prior to issuance of occupancy permits. A
maintenance organization will be established with a funding
source for the permanent maintenance. The maintenance plan
shall require that all BMP facilities are inspected, if
required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall
comply with the following:

1. Obtain inspection of all treatment control BMPs and/or
clearance from the Building and Safety Department. All
structural BMPs described in the project - specific WQMP

TRACT MAP Tract #: TR32332

Parcel: 552-120-013

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 EOT1 - WQMP REQUIRED (cont.)

RECOMMND

and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 6 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.: 4.1
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisorial District: Fourth
Project Planner: Daniel Arvizo
Planning Commission: July 19, 2017

TENTATIVE PARCEL MAP NO. 37307 PLOT
PLAN NO. 26229
SETBACK ADJUSTMENT NO. 6092
ENVIRONMENTAL ASSESSMENT NO. 43009
Applicant: Steve Blair
Engineer/Architect: LSAP/Robert H. Ricciardi



Charissa Leach, P.E.
Assistant Director of TLMA

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 37307 proposes a Schedule E subdivision that will create a single parcel (.62 acres) with 7 (seven) condominium units for recreational vehicle storage. Units will range in size from 1,560 s.f. to 1,700 s.f. within a proposed 11,292 s.f. building. The proposed subdivision also establishes a 12,250 s.f. common parking lot and a 3,465 s.f. common landscaped area. The project site is an infill lot within an existing business park and no off-site improvements are required.

Plot Plan No. 26229 proposes to construct an 11,292 s.f. concrete tilt-up building with a proposed building height of 22 feet, with enclosed trailer, recreational vehicle, and boat storage spaces for seven condominium units ranging in size from 1,560 s.f. to 1,700 s.f. with common areas for parking and landscaping totaling approximately 15,715 s.f.

Setback Adjustment No. 6092 requests to reduce the side yard setback of a proposed 11,292 s.f. building from 25 feet to 15 feet.

The project site is located at the southeast corner of Leopard Street and Wolf Road north of Interstate-10 and west of Washington Street.

BACKGROUND:

The project site is one of several remaining vacant lots within the Washington Street exit Desert Business Park located north of Interstate 10. The project site is an infill lot that is adjacent to developed business park uses on all sides. The dedicated streets, sidewalk, and utilities are already in place for development. The project is also located within several jurisdictional boundaries that required additional oversight and/or approvals. These districts included the Coachella Valley Water District flood control, the airport land use commission due to its proximity to the Bermuda Dunes Airport, and approval from the Thousand Palms Community Council. In addition the project also underwent the noticing under AB52 and did receive a request for consultation and additional review time to determine the cultural sensitivity.

The project site is located within the flood zone within the Whitewater River Basin Thousand Palms Flood Control Project which is under the jurisdiction of the Coachella Valley Water District (CVWD). The particular area where the project site is located is designated Zone AO which is subject to shallow flooding at a depth of 3 feet. Prior to construction of the project, the applicant is required to comply with design measures outlined in the proposed grading plan approved by CVWD (Exhibit G). The project is to include flood control measures such as raising the primary structure and electronic equipment 3 feet above the highest adjacent ground. The measures are included in the Project's conditions of approval (COA 10.Planning 248).

The project is located within the Bermuda Dunes Airport Influence Area. The project was reviewed by the Riverside County Airport Land Use Commission (ALUC) on June 8, 2017 which determined the proposed project consistent with the Bermuda Dunes Airport Land Use Compatibility Plan and recommended certain standard conditions be complied with. Those conditions have been incorporated into the project as Conditions of Approval #10 PLANNING 255.

The project site is located within the Thousand Palms Community. On June 29, 2017, the Thousand Palms Community Council met and voted unanimously to recommend approval of the project. Staff and the applicant's architect were present at the meeting to answer questions. There was no one in opposition of the project.

The project is within the Sphere of Influence of the City of Palm Desert. Project information was forwarded to the City of Palm Desert for its review. As of the date of this staff report, no comments have been received from the city.

On July 13, 2017, the Planning Director considered the Negative Declaration for Environmental Assessment No. 43009 and Setback Adjustment No. 6092 and approved them on the condition that Parcel Map No. 37307 and Plot Plan No. 26229 were approved by the Planning Commission. A letter dated July 13, 2017, was sent to the applicant with the findings for Setback Adjustment No. 6092.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD:LI) (0.25 - 0.60 FAR)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD:LI) (0.25 - 0.60 FAR) to the north, east, south, and west and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) further to the west
3. Existing Zoning (Ex #2): Manufacturing-Service Commercial (M-SC)
4. Surrounding Zoning (Ex. #2): Manufacturing-Service Commercial (M-SC) to the south, east, and north and Industrial Park (I-P) to the west of the project area, and General Commercial (C-1/C-P) further to the west
5. Existing Land Use (Ex. #1): The site is currently vacant.
6. Surrounding Land Use (Ex. #1): Developed business park related uses such as offices and warehousing to the north, east, south, and west
7. Project Data:
Total Acreage: 0.62 net acres (27,007 square feet)
Total Proposed Lots: 1, with 7 condominium units.
Map: Schedule: E
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO.43009**, 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,

APPROVE TENTATIVE PARCEL MAP NO. 37307 subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and

APPROVE PLOT PLAN 26229, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and the Environmental Assessment which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (0.25 - 0.60 FAR) (CD:LI) in the Western Coachella Valley Area Plan. The project's footprint falls between the required parameters of the floor-to-area ratio (.41 FAR) and the proposed use is consistent with the General Plan's Land Use Element guidelines under the Industrial and Business Park Area Land Use Designations. The Light Industrial (LI) designation "allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses and supporting retail uses."
- 2.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) to the north, south, east, and west.
4. The existing zoning for the subject site is Manufacturing-Service Commercial (M-SC).
5. The proposed use for recreational vehicle, trailer and boat storage is permitted in the Manufacturing – Service Commercial (M-SC) zone under Ordinance No. 348 section 11.2.B.1.k.(7) and (8).
6. The proposed use and subdivision are consistent with the development standards set forth in the Manufacturing – Service Commercial zone (M-SC), in particular the minimum lot size of 27,007 square feet complies with the 10,000 square feet development standard, maximum building height of 22 feet complies with the development standard of 40 feet at the setback line, with the exception of the side yard setback for 25 feet for which the setback adjustment was applied for. The project, meets parking requirements (18.12.a.(2).b) and will provide a screened trash collection area consisting of a 6' high concrete slump block. The project is not required to install a masonry wall as it is not located next to any residential zone (11.4.D) and will meet landscaping requirements with 12.3% coverage (minimum 10%). Existing utilities are undergrounded and mechanical equipment will be enclosed. No roof mounted equipment is proposed, however the project is conditioned to shield roof equipment from ground view. Lighting is also conditioned to be shielded. No outdoor storage is proposed.
7. The project site is surrounded by properties which are zoned Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P)

8. Surrounding the project area is a developed business park with similar uses and some remaining vacant industrial parcels.
9. This project is not located within a conservation area of the Coachella Valley Multi-Species Habitat Conservation Plan but is within the boundaries of the plan area and as a result is only required to pay the required fee for .62 acres.
10. The proposed project consists of a Schedule 'E' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Based on review by staff and added Conditions of Approval the proposed Tentative Parcel Map is consistent with the minimum improvements as outlined in Section 10.10 (Schedule "E" Subdivision) or Ordinance No. 460. Based on review by staff and added Conditions of Approval the proposed Tentative Parcel Map is consistent with the minimum improvements as outlined in Section 10.10 (Schedule "E" Subdivision) or Ordinance No. 460 as stated below: as stated below:
 - a. Streets - No street improvements are required because they already exist and are in place along with existing sidewalk.
 - b. Domestic Water and Sewage Disposal – Existing domestic water and sewage infrastructure are currently available to serve the site.
 - c. Fire Protection – Applicant has been conditioned (COA 80 Fire 001) to provide approved super fire hydrants that shall be located at each street intersection and spaced not more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant and will be required to provide a water flow consisting of 1,375 gallons per minute @ 20 psi for 2 hours. For the proposed building the applicant has been conditioned to provide a minimum required fire flow of 1,375 gpm for a 2 hour duration at 20 PSI residual operating pressure.
 - d. Fences – There are no canals, drains, expressways, or other hazardous features on or adjacent to the project site. Therefore, no fencing is necessary, and there are no fences proposed with the proposed subdivision.
 - a. Electrical and Communication Facilities – No additional electrical or communication facilities are necessary to serve the proposed project.
11. This project is not located within an area with a fire hazard severity designation or within an area designated for either local or state responsibility.
12. The proposed map and its current design are consistent with the County's General Plan in that the use is permitted and the design meets the County's Ordinance No. 460. The project also meets General Planning Principles of the General Plan. For example, the Infrastructure Support Principle states that the County should locate industrial uses in proximity to existing and planned rail lines, freeways, arterial highways and utilities. The proposed project is proposed is adjacent to Interstate 10 and has utilities ready for connection. Land and Development Activity meets the first Principal requirement in that the vacant land and the proposed subdivision focus on the availability of vacant, developable land, that could accommodate a variety of economic enterprises. In addition the proposed use is near local residents, commercial air transportation facilities, and the college of the

desert campus (6.5 miles) (E.2). As set forth above, the proposed map and use are also consistent with Ordinance No. 348, the County's Land Use Ordinance. There is no applicable Specific Plan.

13. The proposed map is an infill project within an existing business park area. The project will not cause serious public health problems as conditioned and the proposed project design is consistent with development patterns in the area. The project does not require off-site improvements and will not impact existing public right-of way improvements which currently provide safe and adequate circulation. The site of the proposed map is therefore physically suitable for the type of development and the proposed density of development.
14. The proposed map and its design has been thoroughly evaluated pursuant to the California Environmental Quality Act (CEQA), and that review demonstrates that it is no likely to cause substantial environmental damage; to substantially or avoidably injure fish or wildlife or their habitat; or cause serious public health problems.
15. The design of the proposed map will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision as no such easements exist on the project site. No right of way improvements are required as the necessary infrastructure is currently in place.
16. In accordance with AB 52, notices were mailed to all requesting tribes on May 9, 2017. A response was received from the Agua Caliente Band of Cahuilla Indians and the Twenty-Nine Palms Band of Mission Indians. Agua Caliente requested to be provided the record search results, and any cultural resource documentation generated in connection with this project. Twenty-Nine Palms requested that a Phase I cultural survey be conducted. After an analysis of records and a survey of the property was completed, a Cultural Resources survey report was prepared for the project and submitted by the County Archeologist June 30, 2017. That report indicated it was not likely that any cultural resources were located at the project site. However, as condition of approval, the project will require Cultural Sensitivity Training to construction personnel at a pre-grade meeting (COA 60 PLANNING 005).
17. A Negative Declaration for Environmental Assessment No. 43009, attached hereto, is recommended based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment.

CONCLUSIONS:

1. The proposed project consisting of a subdivision, plot plan, and setback adjustment, is in conformance with the Community Development: Light Industrial (CD:LI) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Service Commercial (M-SC) zoning classifications of Ordinance No. 348 with approval of the setback adjustment, and with all other applicable provisions of Ordinance No. 348.
3. The proposed subdivision is consistent with the Schedule "E" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.

4. The public's health, safety, and general welfare are protected through project design.
5. The proposed subdivision, plot plan, and setback adjustment entitlements are clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

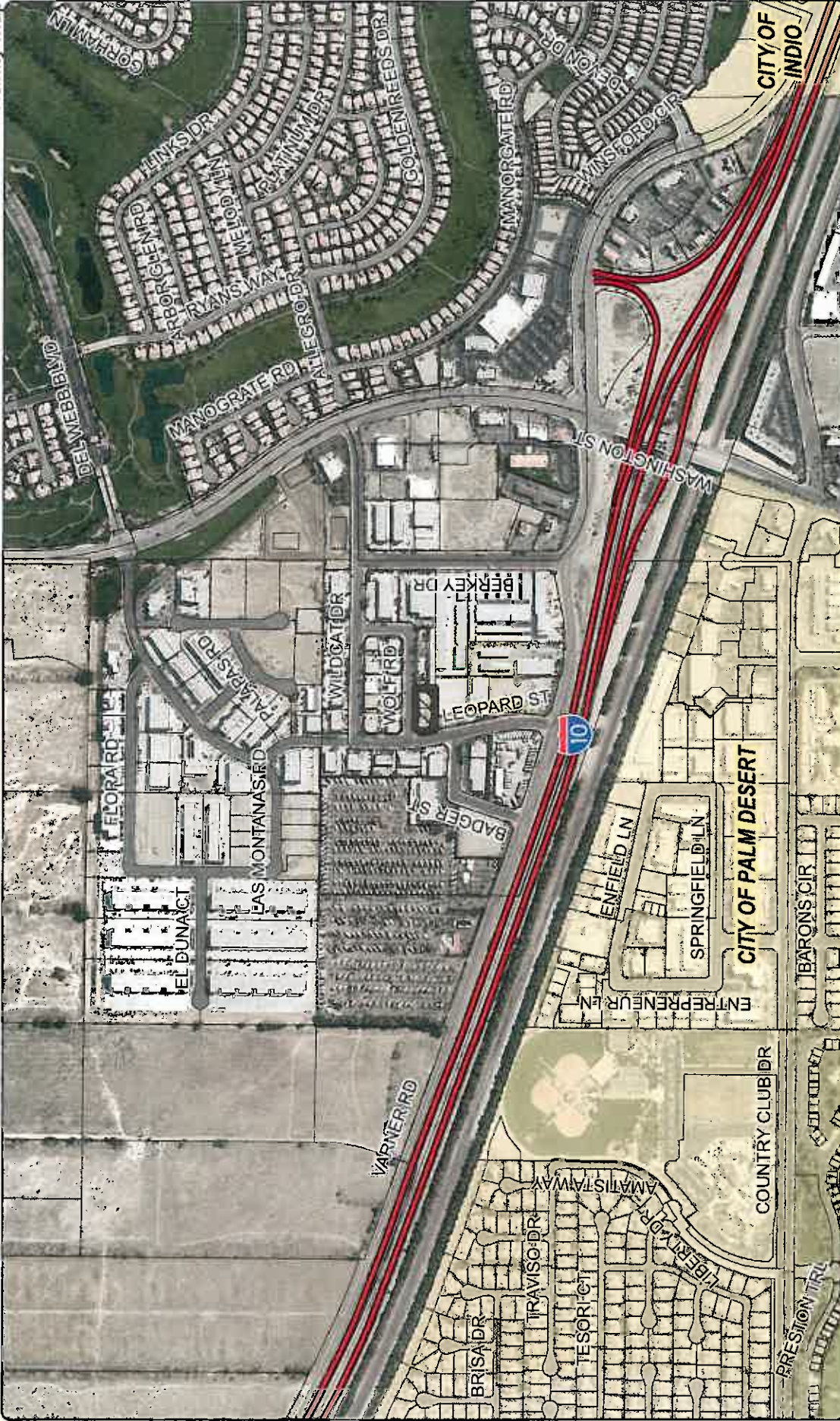
INFORMATIONAL ITEMS:

1. As of this writing, no letters in support or opposition have been received.
2. The project site is not located within:
 - a. A Coachella Valley habitat conservation area;
 - b. A fault zone;
 - c. An agricultural preserve;
 - d. A dam inundation area; or
 - e. A high fire area.
3. The project site is located within:
 - a. A 100-year flood plain;
 - b. The City of Palm Desert's Sphere of Influence;
 - c. The Thousand Palms Community
 - d. The Coachella Valley Habitat Conservation Plan Fee Area;
 - e. The Bermuda Dunes Airport Influence Area.
 - f. County Service Area Bermuda Dunes #121 Street Lighting; and
 - g. A moderate liquefaction area
4. The subject site is currently designated as Assessor's Parcel Numbers: 626-330-024 and 626-330-025

RIVERSIDE COUNTY PLANNING DEPARTMENT
PM37307 PP26229 SBA6092
VICINITY/POLICY AREAS

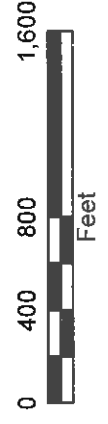
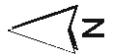
Supervisor: Perez
 District 4

Date Drawn: 06/16/2017
 Vicinity Map



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2002, the County of Riverside adopted a new General Plan providing one land use designations for unincorporated Riverside County parcels. The name "Bermuda Dunes" is a composite different type of land use designations. Planning Department offices in Riverside at (951)955-3264 (Western County) or in Palm Desert at (760)964-9277 (Eastern County) or Website: <http://planning.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37307 PP26229 SBA6092

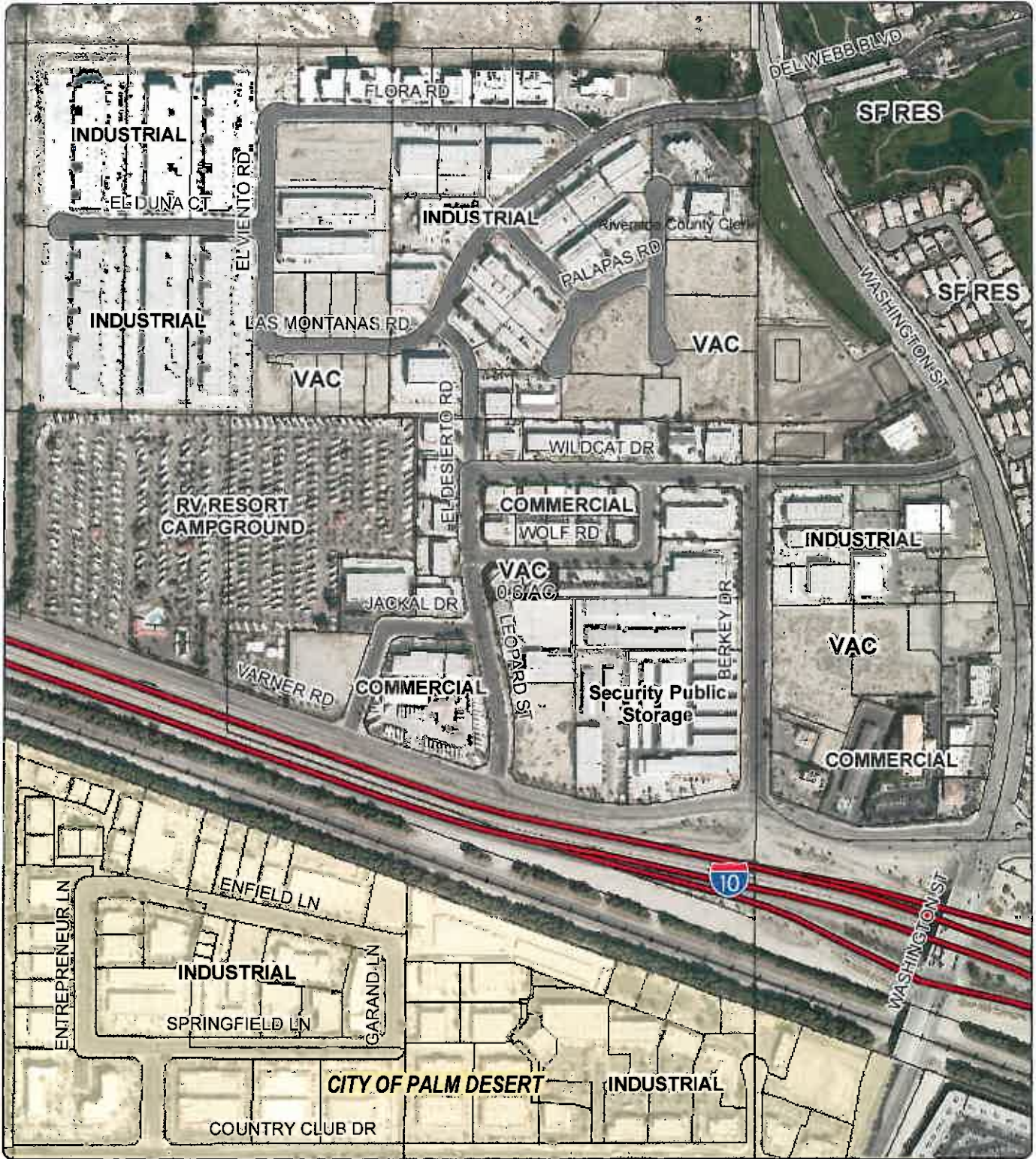
Date Drawn: 06/16/2017

Supervisor: Perez

District 4

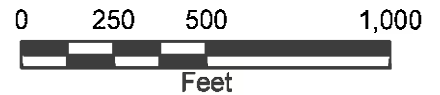
LAND USE

Exhibit 1



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen

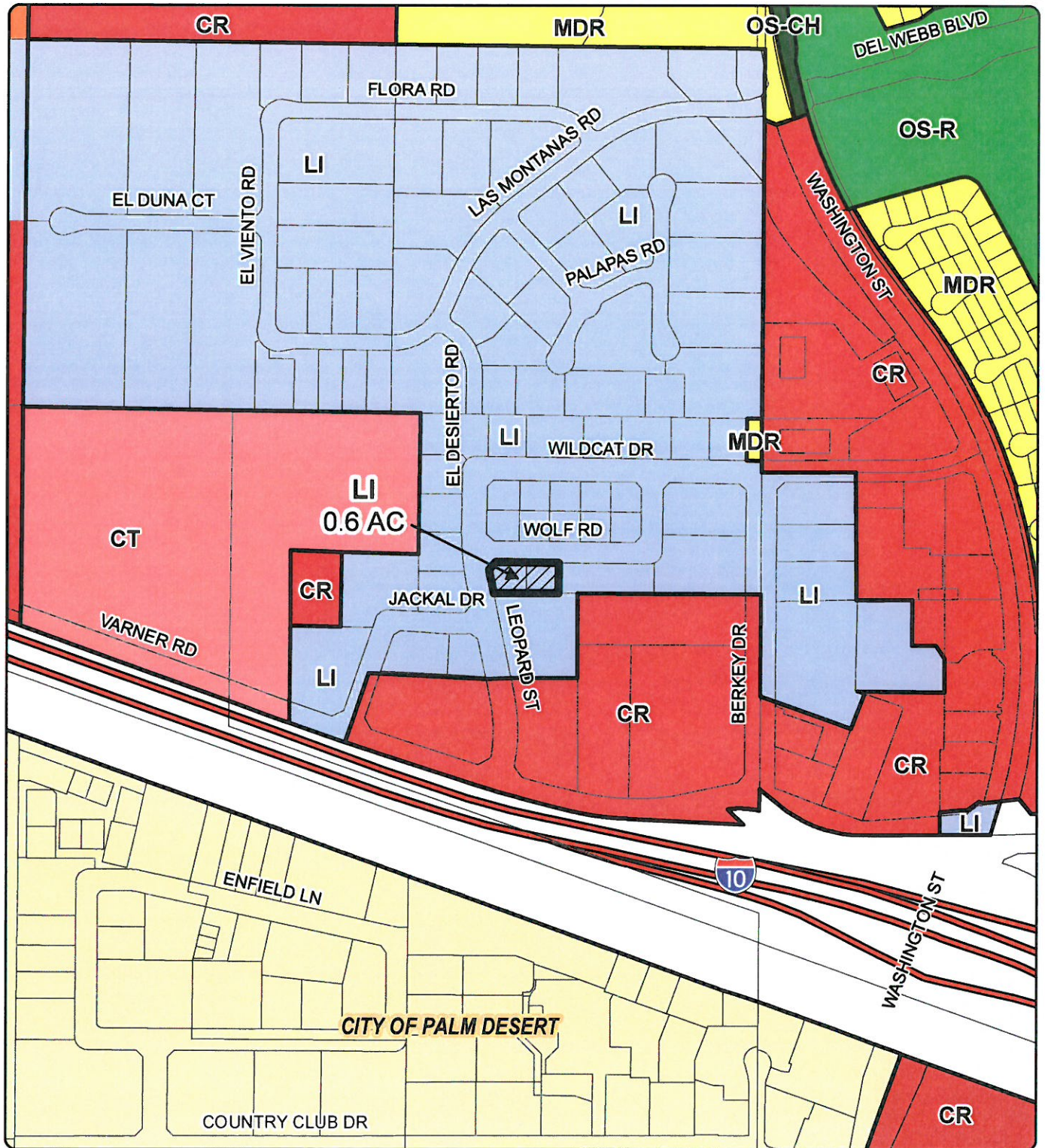


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.ctims.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PM37307 PP26229 SBA6092
EXISTING GENERAL PLAN

Supervisor: Perez
 District 4

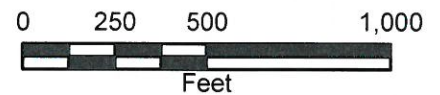
Date Drawn: 06/16/2017
 Exhibit 5



Zoning Dist: 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.rcfims.org>

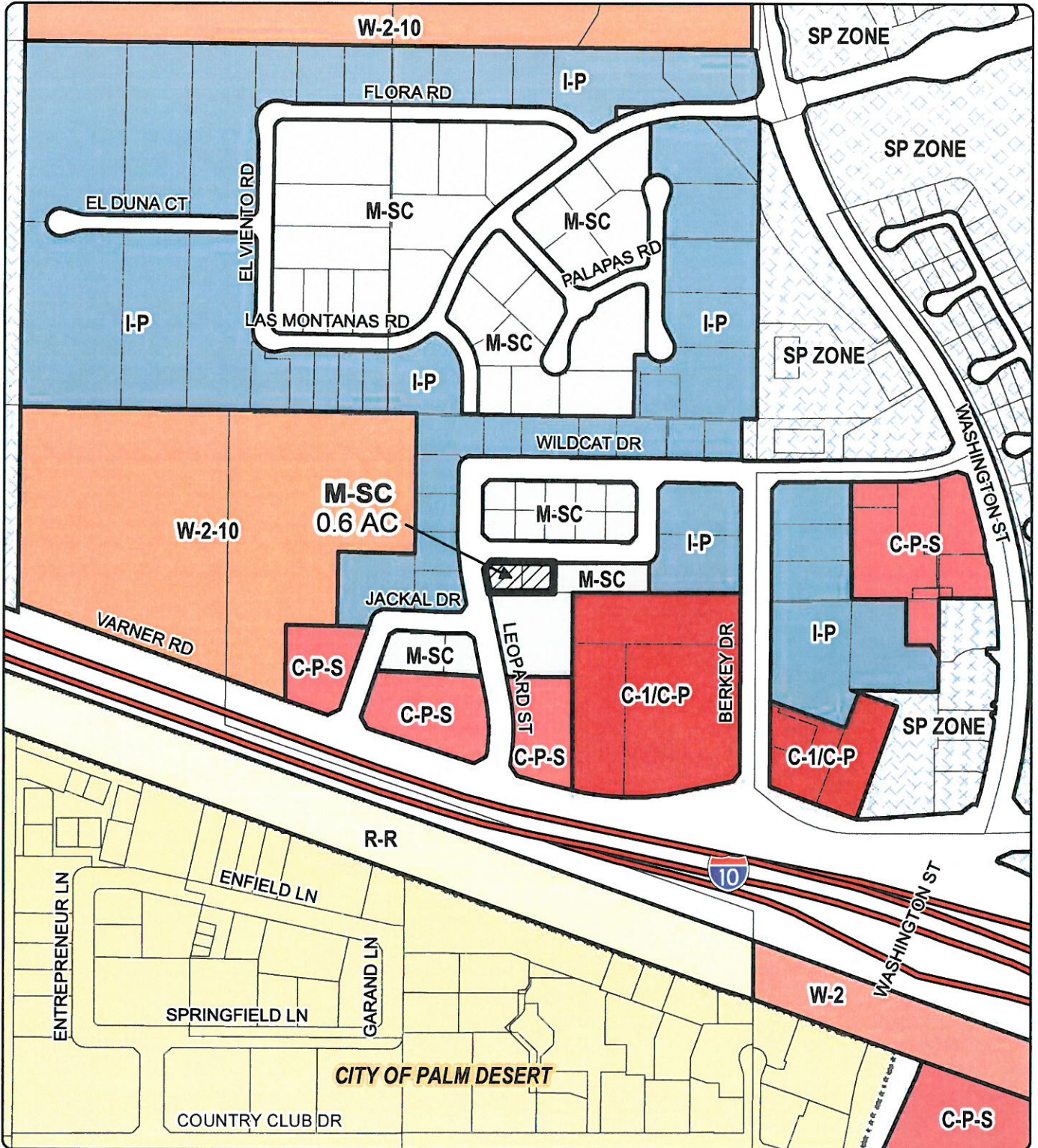


RIVERSIDE COUNTY PLANNING DEPARTMENT
 PM37307 PP26229 SBA6092

Supervisor: Perez
 District 4

Date Drawn: 06/16/2017
 Exhibit 2

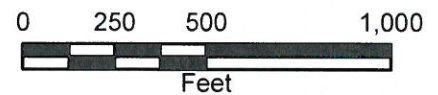
EXISTING ZONING



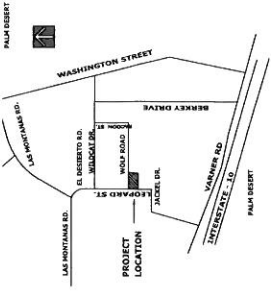
Zoning Dist: Bermuda Dunes

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.rctdima.org>



**BEING PARCELS 24 & 25 OF PARCEL MAP 23118, P.M.B. 154/86-89,
IN SEC. 1, T.5 S., R.6 E., SAN BERNARDINO MERIDIAN
SCHEDULE 'E' PER ORDINANCE 460
MARCH, 2017
LSAP CONSULTANTS**



VICINITY MAP
2005 THOMAS BROS. GUIDE, PAGE 794, 2-4

PARCEL 11
PARCEL MAP NO. 23118
P.M.B. 154/86-89

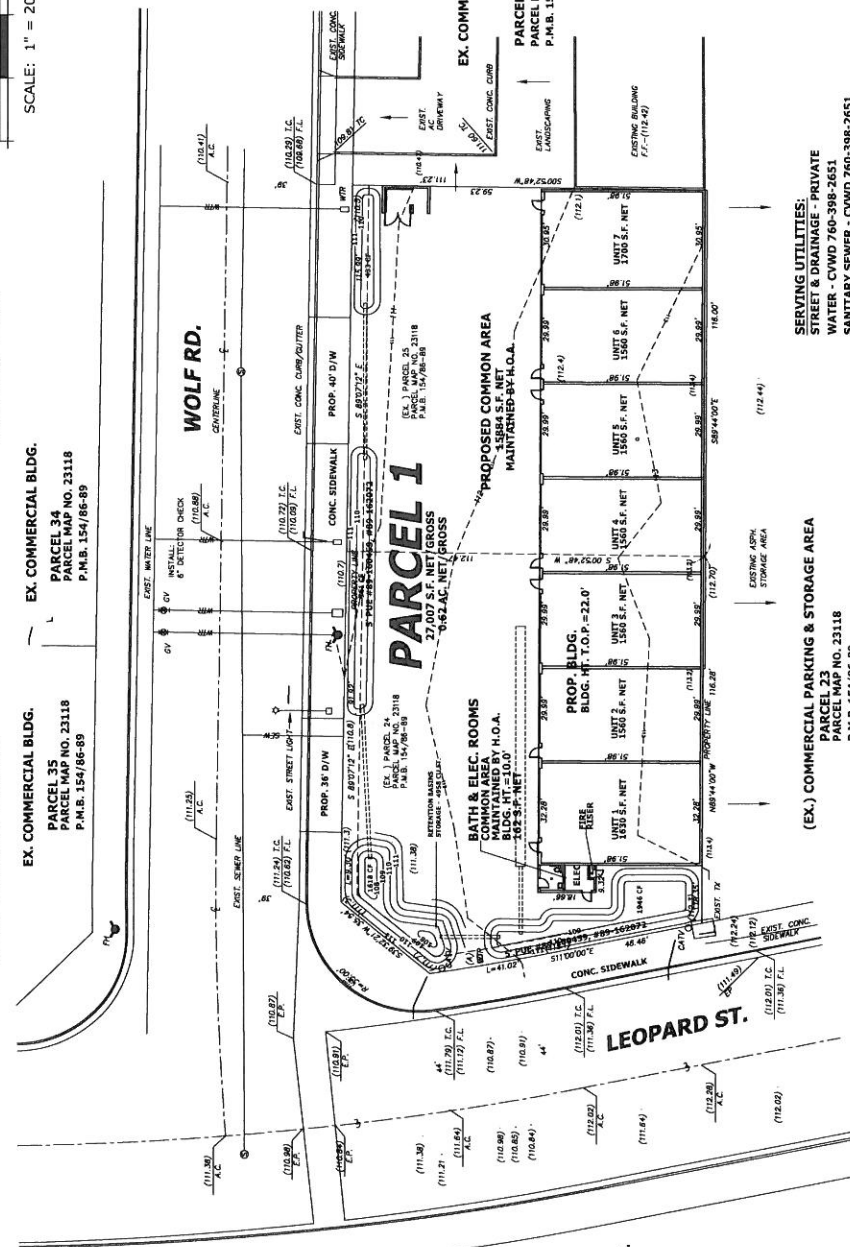
EX. COMMERCIAL BLDG.
PARCEL 35
PARCEL MAP NO. 23118
P.M.B. 154/86-89

EX. COMMERCIAL BLDG.
PARCEL 34
PARCEL MAP NO. 23118
P.M.B. 154/86-89

EX. COMMERCIAL BLDG.
PARCEL 23
PARCEL MAP NO. 23118
P.M.B. 154/86-89

EX. COMMERCIAL BLDG.
PARCEL 12
PARCEL MAP NO. 23118
P.M.B. 154/86-89

EX. COMMERCIAL BLDG.
PARCEL 26
PARCEL MAP NO. 23118
P.M.B. 154/86-89



PROPOSED COMMON AREA
MAINTAINED BY H.O.A.
4,588.4 S.F. NET

BATH & ELEC. ROOMS
COMMON AREA
BLVD. MAINTAINED BY H.O.A.
182 S.F. NET

PROP. BLDG.
BLDG. FT. T.O.P. = 22.0'

UNIT 1
1560 S.F. NET

UNIT 2
1560 S.F. NET

UNIT 3
1560 S.F. NET

UNIT 4
1560 S.F. NET

UNIT 5
1560 S.F. NET

UNIT 6
1560 S.F. NET

UNIT 7
1700 S.F. NET

EX. COMMERCIAL BLDG.
PARCEL 23
PARCEL MAP NO. 23118
P.M.B. 154/86-89

EX. COMMERCIAL BLDG.
PARCEL 26
PARCEL MAP NO. 23118
P.M.B. 154/86-89

EX. COMMERCIAL BLDG.
PARCEL 23
PARCEL MAP NO. 23118
P.M.B. 154/86-89

EX. COMMERCIAL BLDG.
PARCEL 23
PARCEL MAP NO. 23118
P.M.B. 154/86-89

EX. COMMERCIAL BLDG.
PARCEL 23
PARCEL MAP NO. 23118
P.M.B. 154/86-89

EX. COMMERCIAL BLDG.
PARCEL 23
PARCEL MAP NO. 23118
P.M.B. 154/86-89

EX. COMMERCIAL BLDG.
PARCEL 23
PARCEL MAP NO. 23118
P.M.B. 154/86-89

EX. COMMERCIAL BLDG.
PARCEL 23
PARCEL MAP NO. 23118
P.M.B. 154/86-89

EX. COMMERCIAL BLDG.
PARCEL 23
PARCEL MAP NO. 23118
P.M.B. 154/86-89

EX. COMMERCIAL BLDG.
PARCEL 23
PARCEL MAP NO. 23118
P.M.B. 154/86-89

EX. COMMERCIAL BLDG.
PARCEL 23
PARCEL MAP NO. 23118
P.M.B. 154/86-89

EX. COMMERCIAL BLDG.
PARCEL 23
PARCEL MAP NO. 23118
P.M.B. 154/86-89

EX. COMMERCIAL BLDG.
PARCEL 23
PARCEL MAP NO. 23118
P.M.B. 154/86-89

RETENTION:
FLOOD EVENT - 6100 CU.FT.
REQUIRED 6100 CU.FT.
PROVIDED 6100 CU.FT.
EXCESS EXCAVATION (IF ANY)
1142 CU.FT. UNDERGROUND
LANDSCAPE AREAS

EARTHWORK:
APPROX. EXCAVATION - 500 CU.YD.
APPROX. FILL - 500 CU.YD.
EXCESS EXCAVATION (IF ANY)
WILL BE WASTED ON SITE IN
LANDSCAPE AREAS

NOTES:
A 15' MINIMUM SETBACK (UNLESS NOTED OTHERWISE)
FOR ALL BUILDING PAD LOCATIONS
WITH SPECIFIED OPEN AREAS ADJACENT TO THE BUILDING
PADS TO ENSURE ADEQUATE FLOW UNDERADJACENT
AREAS DESIGNATED FOR OFF SITE STORMWATER FLOW-THROUGH
TO REMAIN FREE FROM PERMANENT OBSTRUCTIONS.

**THE LAND IS SUBJECT TO MODERATE LIQUEFACTION OR OTHER GEOLOGICAL
HAZARDS AND IS NOT WITHIN A SPECIAL STUDY ZONE.
THERE ARE NO KNOWN WATER WELLS ON THE PROPERTY OR WITHIN 200 FEET**

**A WELL SERVE LETTER CONCERNING WATER/SEWER AVAILABILITY FROM COACHELLA
VALLEY WATER DISTRICT WAS ISSUED FOR THIS PARCEL MAP.
ALL HANDICAP ACCESSIBILITY TO COMPLY WITH TITLE 24 & ADA.**

SERVING UTILITIES:
STREET & DRAINAGE - PRIVATE
WATER - CWDW 760-398-2651
SANITARY SEWER - CWDW 760-398-2651
POWER - IMPERIAL IRRIGATION DISTRICT 760-398-5854
TELEPHONE - VERIZON 760-323-1231
NATURAL GAS - THE GAS COMPANY 760-323-1851
CITY - TIME WARNER 760-340-1312
UNDERGROUND SERVICE ALERT - USA 800-227-2600

UTILITY NOTE:
SEWER AND WATER SERVICE EXIST ONSITE

ASSASSOR'S PARCEL NO.:
626-330-024
626-330-025

LOT AREA:
(EX.) PARCEL 24 - 13,939 S.F. NET/GROSS
(EX.) PARCEL 25 - 13,939 S.F. NET/GROSS
(EX.) PARCEL 26 - 13,939 S.F. NET/GROSS
CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP
OF THE LAND DIVIDER

LOT COVERAGE:
DEVELOPED AREA - 23,143 S.F. - 86%
COUNTRY SERVICE AREA

OWNER /DEVELOPER:
BERMUDA DUNES C.S.A. #121, STREET LIGHTING
LANDSCAPE AREA - 3,954 S.F. - 14%
STEVE BLAIR
52 CAMINO REAL
RANCHO MIRAGE, CA. 92270
760-367-6762

PREPARED BY:
LSAP CONSULTANTS
P.O. BOX 1020
SUNSPRINGS, CA 92240
760-288-2232

SCHOOL DISTRICT
DESERT UNIFIED SCHOOL DISTRICT

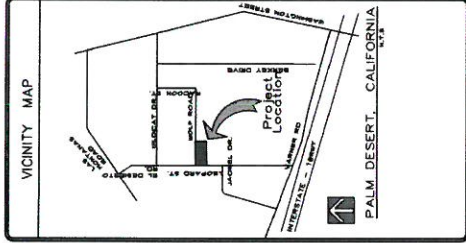
ISSUED PER REVISED COMMENTS OF 5/17/17	5/17/17
ISSUED PER CLIENT COMMENTS OF 5/17/17	5/17/17
ISSUED PER REVISED COMMENTS OF 5/25/17	5/25/17
BY:	
DESIGNED BY:	
CHECKED BY:	

Architecture Planning Interior Design

ROBERT H. RICCIARDI ARCHITECT

ROBERT H. RICCIARDI
 ARCHITECT
 76 LAS CERRILLO CIRCLE, SUITE 115
 PALM DESERT, CALIFORNIA 92241
 TELEPHONE 760 / 810-5556
 FAX 760 / 810-5037

PP26229
Exhibit "A-B"



NO. DATE CONNECTIONS

PROJECT SEVEN BY SEVEN SPACES FOR

7 TOY BOXES

TITLE

PRELIMINARY SITE PLAN, ELEVATIONS, & TABULATIONS

DATE: JUN 04 2001 11:40 AM

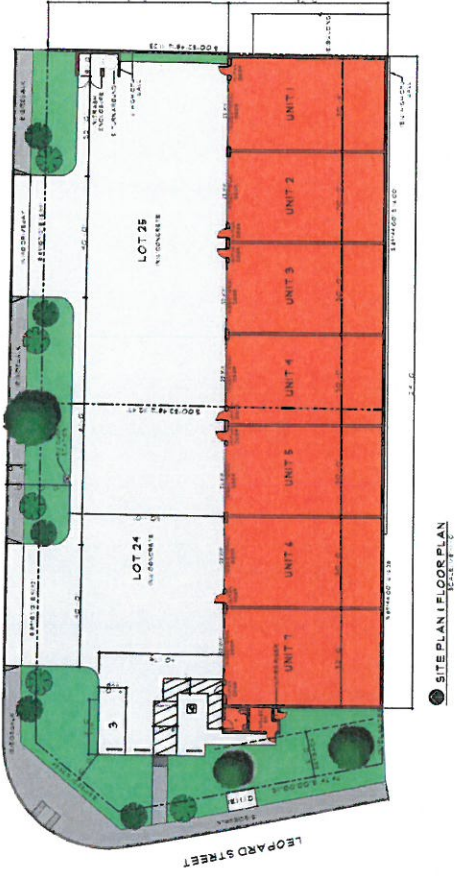
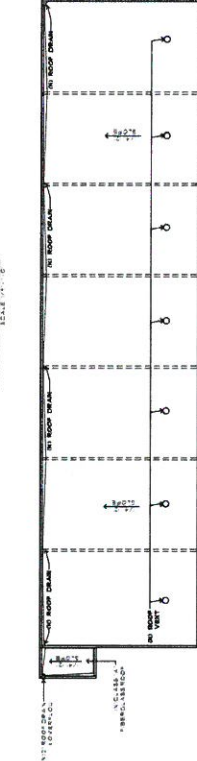
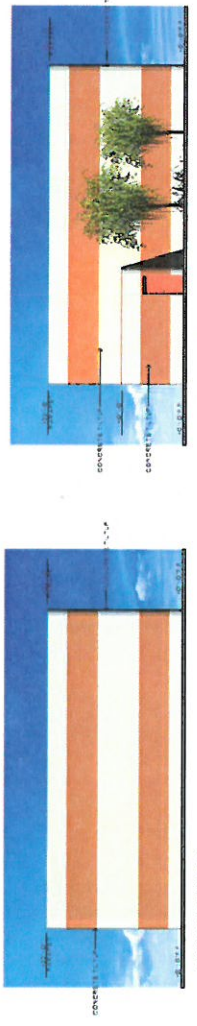
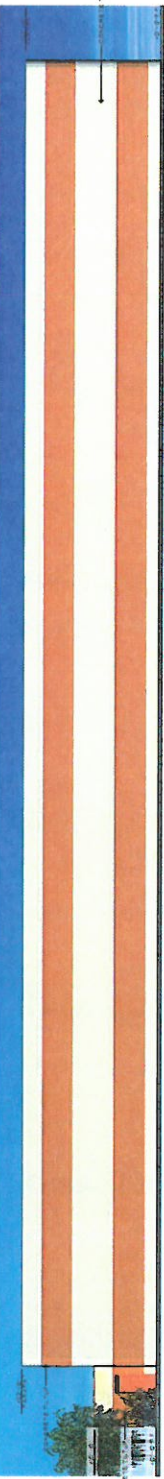
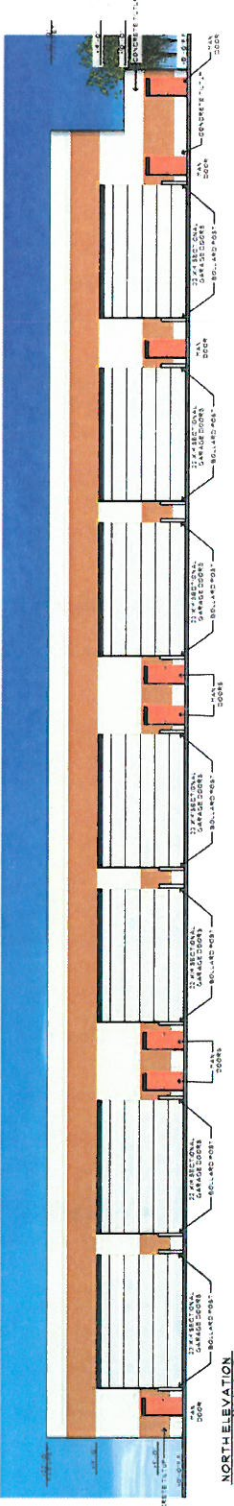
SCALE: AS SHOWN

BY: R. RICCIARDI

APPROVED: [Signature]

PROJECT NO. P1

OF 1



APPLICANT / OWNER

PP26229

GENERAL INFORMATION

LAND TABULATION: LOT 24 B SIZE 0.83 ACRES LOT 25 B SIZE 0.83 ACRES

LANDING AREA: 545' 00" FT X 31' 00" FT

APPLICANT/OWNER AREA: 21' 30" FT X 45' 00" FT

LEGAL DESCRIPTION

LOT 24, AS SHOWN ON THE PLAT OF

LOT 25, AS SHOWN ON THE PLAT OF

LEGAL DESCRIPTION

LOT 24, AS SHOWN ON THE PLAT OF

LOT 25, AS SHOWN ON THE PLAT OF

SCOPE OF WORK

1. PRELIMINARY SITE PLAN AND ELEVATIONS FOR THE ENTIRE LOT.

2. PRELIMINARY LAND USE PERMITS FOR THE ENTIRE LOT.

3. PRELIMINARY SPECIFICATIONS FOR THE ENTIRE LOT.

4. PRELIMINARY CONSTRUCTION COST ESTIMATE FOR THE ENTIRE LOT.

5. PRELIMINARY ASSESSMENT FOR THE ENTIRE LOT.

6. PRELIMINARY TRAFFIC STUDY FOR THE ENTIRE LOT.

7. PRELIMINARY ENVIRONMENTAL IMPACT STATEMENT FOR THE ENTIRE LOT.

8. PRELIMINARY HISTORICAL PRESERVATION STUDY FOR THE ENTIRE LOT.

9. PRELIMINARY CULTURAL RESOURCE STUDY FOR THE ENTIRE LOT.

10. PRELIMINARY ARCHAEOLOGICAL EVALUATION FOR THE ENTIRE LOT.

11. PRELIMINARY GEOLOGICAL AND GEOTECHNICAL EVALUATION FOR THE ENTIRE LOT.

12. PRELIMINARY SOIL CONSTRUCTION AND FOUNDATION STUDY FOR THE ENTIRE LOT.

13. PRELIMINARY HYDROLOGICAL AND WATER RESOURCES STUDY FOR THE ENTIRE LOT.

14. PRELIMINARY CLIMATE AND WEATHER STUDY FOR THE ENTIRE LOT.

15. PRELIMINARY AIR QUALITY STUDY FOR THE ENTIRE LOT.

16. PRELIMINARY NOISE AND VIBRATION STUDY FOR THE ENTIRE LOT.

17. PRELIMINARY RADIOFREQUENCY INTERFERENCE (RFI) STUDY FOR THE ENTIRE LOT.

18. PRELIMINARY LIGHT POLLUTION STUDY FOR THE ENTIRE LOT.

19. PRELIMINARY DARK SKY PRESERVATION STUDY FOR THE ENTIRE LOT.

20. PRELIMINARY CULTURAL LANDSCAPE STUDY FOR THE ENTIRE LOT.

21. PRELIMINARY HISTORICAL ARCHITECTURE STUDY FOR THE ENTIRE LOT.

22. PRELIMINARY ARCHITECTURAL HISTORY STUDY FOR THE ENTIRE LOT.

23. PRELIMINARY ARCHITECTURAL RECORDING STUDY FOR THE ENTIRE LOT.

24. PRELIMINARY ARCHITECTURAL PRESERVATION STUDY FOR THE ENTIRE LOT.

25. PRELIMINARY ARCHITECTURAL REHABILITATION STUDY FOR THE ENTIRE LOT.

26. PRELIMINARY ARCHITECTURAL RESTORATION STUDY FOR THE ENTIRE LOT.

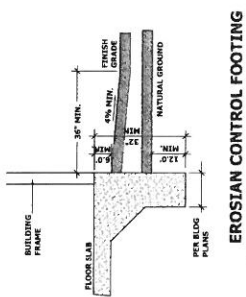
27. PRELIMINARY ARCHITECTURAL PROTECTION STUDY FOR THE ENTIRE LOT.

28. PRELIMINARY ARCHITECTURAL MANAGEMENT STUDY FOR THE ENTIRE LOT.

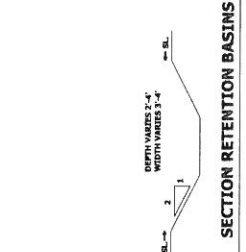
29. PRELIMINARY ARCHITECTURAL MONITORING STUDY FOR THE ENTIRE LOT.

30. PRELIMINARY ARCHITECTURAL EVALUATION STUDY FOR THE ENTIRE LOT.

Exhibit G



EROSIAN CONTROL FOOTING



SECTION RETENTION BASINS



VICINITY MAP

300 THOMAS ROAD, SUITE 100, FLEMING, TX 75762

Exhibit G

ZONE: 1P/MSC

FEMA FLOOD MAP 06065C1620G

DESIGNATION: ZONE AO

DEPTH 3.0' PER FEMA MAPS

CURRENT USE: VACANT

LEGAL DESCRIPTION:

PARCEL 24 & 25

PARCEL MAP NO. 23118

M.B. 154 / 88

ASSESSOR'S PARCEL NO.:

626-330-074

626-330-025

LOT AREA:

PARCEL 24 - 13,979 S.F.

PARCEL 25 - 13,008 S.F.

TOTAL - 27,007 S.F. - 0.62 ACRES

DEVELOPED AREA - 23,153 S.F. - 86%

LANSCAPE AREA - 3,594 S.F. - 14%

OWNER/DEVELOPER:

STEVE BLAIR

3175 REAL

RANCHO MIRAGE, CA 92270

760-587-6702



NOTES/FLOODPLAIN MANAGEMENT REQUIREMENTS

A. THIS PROJECT IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAPS (NFIP) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS REQUIRED BY THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) THE PROPERTY IS IN A FEMA ZONE "AO" AS SHOWN ON FIRM 06065Y PANEL #16820G.

B. ANY PROPOSED CONSTRUCTION SHALL BE PERMITTED TO OCCUR AND RELEASE OF STORMWATER MUST BE ACCEPTED WHERE IT ENTERS A PROPERTY AND RELEASED UNCONCENTRATED WHERE IT WOULD NATURALLY EXIT THE PROPERTY.

C. ONLY THE AREA NECESSARY FOR CONSTRUCTION OF THE STRUCTURE SHALL BE ELEVATED AND THE REMAINDER OF THE LOT SHALL REMAIN AT NATURAL GRADE IN ORDER TO MINIMIZE DISTURBANCES, DIVERSIONS AND CONCENTRATIONS OF STORM FLOWS.

D. PROPOSED CONSTRUCTION SHALL BE PERMITTED TO OCCUR AND RELEASE OF STORMWATER MUST BE ACCEPTED WHERE IT ENTERS A PROPERTY AND RELEASED UNCONCENTRATED WHERE IT WOULD NATURALLY EXIT THE PROPERTY.

E. PROPOSED CONSTRUCTION SHALL BE PERMITTED TO OCCUR AND RELEASE OF STORMWATER MUST BE ACCEPTED WHERE IT ENTERS A PROPERTY AND RELEASED UNCONCENTRATED WHERE IT WOULD NATURALLY EXIT THE PROPERTY.

F. PROPOSED CONSTRUCTION SHALL BE PERMITTED TO OCCUR AND RELEASE OF STORMWATER MUST BE ACCEPTED WHERE IT ENTERS A PROPERTY AND RELEASED UNCONCENTRATED WHERE IT WOULD NATURALLY EXIT THE PROPERTY.

G. ANY OFFICIAL ELEVATION CERTIFICATE (FEMA FORM 086-0-33) SHALL BE COMPLETED AND APPROVED BY THE DISTRICT BEFORE FINAL INSPECTION. THE ORIGINALS SHALL BE KEPT ON FILE AT THE DISTRICT. IT IS RECOMMENDED THAT THE PROPERTY OWNER KEEP A COPY FOR HIS PROPERTY BY A FHA VA OR CONVENTIONAL LOAN FROM A FEDERALLY REGULATED LENDER. THE PURCHASE OF FLOOD INSURANCE IS MANDATORY. HOWEVER A PROPERLY COMPLETED ELEVATION CERTIFICATE MAY QUALIFY THE APPLICANT FOR A SUBSTANTIAL REDUCTION OF THE PREMIUM RATE.

RETENTION:

100% 100 YEAR EVENT - 6100 CU.FT.

APPROX. 6100 CU.FT.

PROVIDED 6100 CU.FT.

EARTHWORK:

APPROX. EXCAVATION - 500 CU.YD.

APPROX. FILL - 500 CU.YD.

EXCESS EXCAVATION (IF ANY)

AT SITE IN LANSCAPE AREAS

SERVING UTILITIES:

WATER & DRAINAGE - PRIVATE

WATER - CWMD 760-398-2651

SEWER - IMPERIAL IRRIGATION DISTRICT 760-398-5854

TELEPHONE - VERIZON 760-323-1231

NATURAL GAS - THE GAS COMPANY 760-323-1851

CITY - THE WARNER 760-340-1312

UNDERGROUND SERVICE ALERT - USA 800-227-2600

REMARKS:

EXIST. CONCRETE SIDEWALK

EXIST. 8" CONCRETE

EXIST. 8" CONCRETE

EXIST. 8" CONCRETE

EXIST. 8" CONCRETE

EXIST. 8" CONCRETE

THE COUNTY OF RIVERSIDE, CA.	
PP # 17020	
PRELIMINARY PRECISE GRADING PLAN	RIVERSIDE COUNTY - RECOMMENDED FOR APPROVAL
PP 26229	DATE: _____
PARCELS 24 & 25 PM 23118	DATE: 06/12/2017
SECTION 1, T15S, R46E, SAN BERNARDINO BASE & MERIDIAN	DATE: 06/12/2017
FOR: MR. STEVE BLAIR	DATE: 06/12/2017

<p>CONTRACTOR'S CERTIFICATE</p> <p>I, THE UNDERSIGNED, ENGINEER, HAVE EXAMINED THE PRECISE GRADING PLAN AND FOUND IT TO BE ACCURATE AND CORRECT AS SHOWN THEREON. I HEREBY CERTIFY THAT THE SAME IS IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF THE STATE OF CALIFORNIA, AND THAT THE SAME IS SUBJECT TO THE JURISDICTION OF SAID BOARD.</p> <p>ENGINEER'S CERTIFICATE</p> <p>I, THE UNDERSIGNED, ENGINEER, HAVE EXAMINED THE PRECISE GRADING PLAN AND FOUND IT TO BE ACCURATE AND CORRECT AS SHOWN THEREON. I HEREBY CERTIFY THAT THE SAME IS IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF THE STATE OF CALIFORNIA, AND THAT THE SAME IS SUBJECT TO THE JURISDICTION OF SAID BOARD.</p>	<p>APPROVED BY:</p> <p>DATE: 6/12/17</p> <p>DATE: 6/12/17</p> <p>DATE: 6/12/17</p> <p>DATE: 6/12/17</p>	<p>REGISTERED PROFESSIONAL ENGINEER</p> <p>NO. _____</p> <p>DATE: _____</p> <p>DATE: _____</p> <p>DATE: _____</p> <p>DATE: _____</p>
---	--	---

Exhibit L

LANDSCAPE CONSTRUCTION PLANS PP26229 Landscape Plan

7 TOY BOXES PALM DESERT, CA

PREPARED FOR: **STEVE BLAIR**
52 CAMINO REAL
RANCHO MIRAGE, CA 92270
760-567-6702

- Note that landscape layout is typically developed along property lines. Applicant should verify any setbacks along east and south property lines to coordinate with Planning, including direct adjacency of building to existing CMU wall.
- The walked enclosures for the trees and electrical shall provide a 12" concrete edge adjacent to base.
- Plants adjacent to parking spaces shall provide a 12" concrete edge adjacent to base.
- Plants must be able to withstand irrigation water flow pressure, irrigation and wind damage.
- Plants must be able to withstand irrigation water flow pressure, irrigation and wind damage.
- Planting is consistent with basin use and intent as necessary.
- Note that the majority of plants are shown and are on basin slopes (i.e. below finish grade of pool). Species and/or placement shall be approved by the County. Plants shall be installed on basin slopes. Plants shall be installed on basin slopes. Plants shall be installed on basin slopes.
- This conceptual plan and layout appear acceptable, however, preliminary irrigation was not provided. Note that irrigation design shall be provided by the contractor. Applicant shall verify irrigation design with the County. Applicant shall verify irrigation design with the County.
- Construction documents must show a minimum of 12" of compacted fill, and a minimum of 12" of compacted fill, and a minimum of 12" of compacted fill.
- No parking space located on driveway providing direct access to a street shall be located closer than 30' feet from the property line if the driveway is to be maintained by the County. Different landscape requirements apply.
- Note that Right of Way shall be maintained by the County. Different landscape requirements apply.

ARCHITECT
ROBERT H. RICCIARDI
ARCHITECTS / INTERIOR DESIGN
4875 PANORAMA DR. SUITE E
PALM DESERT, CA 92211
PHONE: 760-916-9606

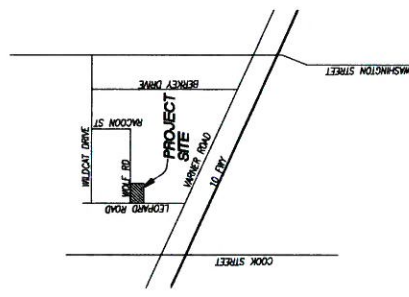
CIVIL ENGINEER
SOUTHWEST CONSULTING SERVICES
10000 WILLOW BLVD. #12
SANTA ANA, CALIFORNIA 92705
PHONE: 714-941-8086

CONSULTANTS

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND COUNTY CODES AND THESE PLANS.
- THE CONTRACTOR SHALL OBTAIN AND MAINTAIN ADEQUATE PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY OWNER.
- ALL IRRIGATION WORK SHALL HAVE RECOMMENDED APPROVAL BY THE OWNER PRIOR TO BEGINNING ANY GRADE COVER PLANTING WORK.
- THE OWNER'S REPRESENTATIVE WILL REVIEW THE PLANTING WORK PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND COORDINATE ALL REVISIONS.
- THE QUALITY OF WORKMANSHIP AND MATERIALS SHALL BE OF THE HIGHEST ORDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND TOWARD WORKING WITH THE OWNER / LANDSCAPE ARCHITECT IN PRODUCING THE BEST POSSIBLE PRODUCT.
- BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT HE AND HIS SUBCONTRACTORS HAVE VISITED THE SITE, FAMILIARIZED THEMSELVES WITH ALL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND CORRELATED THEIR WORK WITH THESE CONDITIONS.
- UNLESS OTHERWISE PROVIDED IN THESE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND INSTRUCTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL FILE ALL NOTICES AND CORREY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY RELATIVE TO THE PERFORMANCE OF THE WORK. IF THE CONTRACTOR IS NOT AWARE OF ANY SUCH REQUIREMENTS, HE SHALL BE RESPONSIBLE FOR OBTAINING THEM IN ANY RESPECT. HE SHALL PROMPTLY NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING.
- THE CONTRACTOR SHALL OBTAIN A CURRENT STRUCTURAL SOILS REPORT. THIS SOILS REPORT SHALL SUPERSEDE THE RECOMMENDATIONS AND DETAILS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL BE HELD LIABLE FOR ALL DAMAGE INCURRED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL NOT HURRILY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT UNUSUAL OBSTRUCTIONS AND/OR GRADE DIMENSIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
- THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY INDICATED SHALL BE DETERMINED BY SCALE. VERIFY ALL SUCH CONDITIONS WITH THE OWNER'S REPRESENTATIVE.
- ALL CURVE-TO-LINEAR AND CURVE-TO-TANGENT UNITS SHALL BE NEAT, TRIM, SMOOTH, AND UNIFORM.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM OBSTRUCTIONS AND UNNECESSARY MATERIALS. ALL MATERIALS AND EQUIPMENT SHALL BE STORED IN A MANNER THAT DOES NOT OBSTRUCT OR HINDER THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND COMPLETING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL PROMPTLY CORRECT ALL WORK DEFECTS BY THE OWNER'S AUTHORIZED REPRESENTATIVE AS DEFECTIVE OR AS FAILING TO MEET THE REQUIREMENTS OF THESE PLANS. THE CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTING SUCH DEFECTIVE WORK.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY WITH THE OWNER'S AUTHORIZED REPRESENTATIVE THAT HE/HAS HAS OBTAINED THE LATEST SET OF CONSTRUCTION DOCUMENTS.
- ALL MATERIALS AND EQUIPMENT SHALL BE RECALIBRATED IN THE COACHELLA VALLEY FROM A LOCAL METERING AS PER AGRICULTURAL COMMISSIONER GUIDELINES.

VICINITY MAP



SHEET INDEX

SHEET	DESCRIPTION
L-1	COVER SHEET
L-2	IRRIGATION PLAN
L-3	IRRIGATION NOTES
L-4	IRRIGATION DETAILS
L-5	PLANTING PLAN
L-6	PLANTING PLAN
L-7	PLANTING DETAILS

APPROVALS

Underground Service Alert
Call: TOLL FREE
1-800-422-4889
TWO WORKING DAYS BEFORE YOU DIG

DATE: _____ WATER TREATMENT DEPARTMENT
DRAWN FOR: _____ DEVELOPMENT SERVICES DEPARTMENT

APPROVAL OF THIS DRAWING BY CHAD STAFF DOES NOT CONSTITUTE AN ENDORSEMENT OF THE CONTRACTOR'S WORK OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND INSTRUCTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

Howard Olson Group
7789 WOLF DR.
SUITE 102
PALM DESERT, CA 92211
TEL 760 774 9100
FAX 760 774 9102

STEVE BLAIR
52 CAMINO REAL
RANCHO MIRAGE, CA 92270
760-567-6702

7 TOY BOXES
7782 WOLF ROAD
PALM DESERT, CA 92270

REVISIONS	DATE	BY

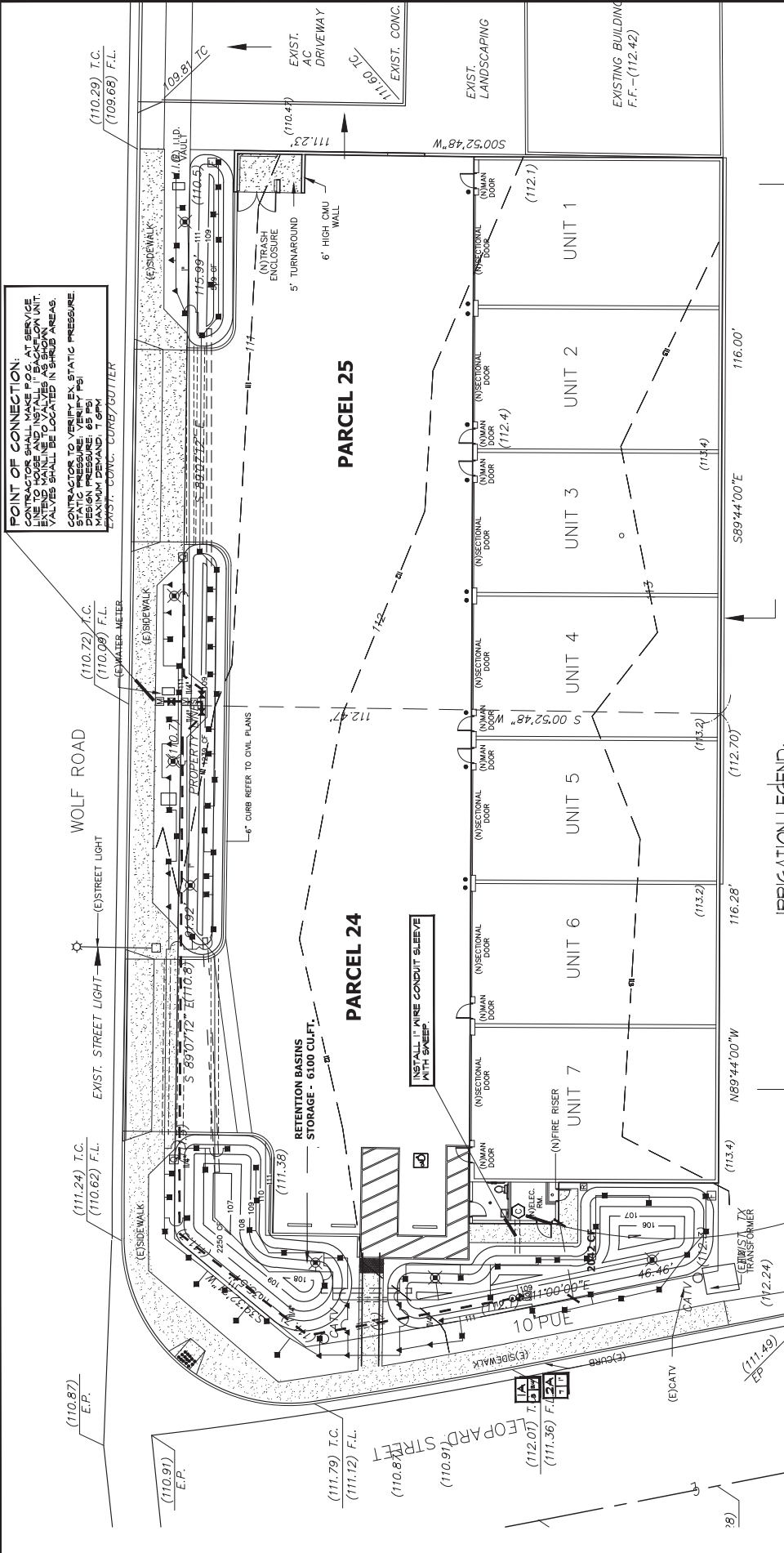


COVER SHEET

DESIGNED	SCALE
JE	
CHECKED	CH
DRAWN	SCALE
DATE	JOB NO.
DATE	PROJECT

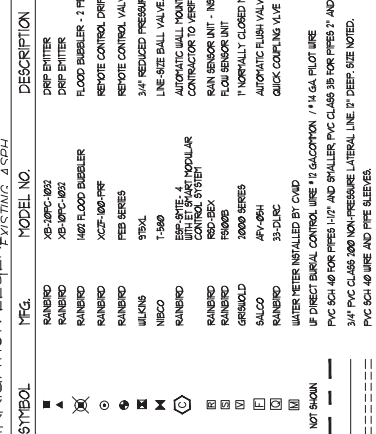
SHEET 1 OF 7

Exhibit L - PP26229



IRRIQATION LEGEND:

SYMBOL	MG.	MODEL NO.	DESCRIPTION	RAD.	GPM.	FSI DET. REF.
■	RANBRO	XB-SPIC-1023	DRIP EMITTER	NA	2 - GPH	F/L-4
▲	RANBRO	XB-SPIC-1023	DRIP EMITTER	NA	1 - GPH	F/L-4
⊗	RANBRO	1407 FLOOD BUBBLER	FLOOD BUBBLER - 1" PER TREE	NA	50 - GPM	G/L-4
⊙	RANBRO	KCF-100-FRF	REMOTE CONTROL DRIP VALVE SIZE NOTED.			B/L-4
⊚	RANBRO	FE2 SERIES	REMOTE CONTROL VALVE SIZE NOTED.			H/L-4
⊛	WILSON	3734L	3/4" REDUCED PRESSURE BACKFLOW - INSTALLED BY CWD.			H/L-4
⊞	NECCO	1-540	LINE-SIZE BALL VALVE.			C/L-4
⊟	RANBRO	ESP-SRTE-A	AUTOMATIC BALL MOUNTED CONTROLLER			A/L-4
⊠	RANBRO	6300 SERIES	CONTRACTOR TO VERIFY POWER SOURCE AND LOCATION.			F/L-4
⊡	RANBRO	RANBRO	RAN SENSOR INIT. - INSTALL PER MANUFACTURER'S SPECIFICATIONS			F/L-4
⊢	RANBRO	3000 SERIES	RAIN SENSOR INIT.			F/L-4
⊣	SALCO	4P-6PH	1" NORMALLY CLOSED MASTER VALVE			K/L-5
⊤	RANBRO	35-ELIC	AUTOMATIC FLUSH VALVE			L/L-5
⊥	RANBRO	35-ELIC	QUICK CLOSING VALVE			L/L-5
⊦	NOT SHOWN		WATER METER INSTALLED BY CWD			D/L-4
⊧	---		1" HD GALV. CONTROL WIRE 1" GALV. CONTROL WIRE 1" HD GALV. PILOT WIRE			D/L-4
⊨	---		3/4" PVC CLASS 40 FOR PIPES 1/2" AND 3/4" PIPES 1/2" AND LARGER PRESSURE MAINLINE 1/2" DEEP.			D/L-4
⊩	---		3/4" PVC CLASS 300 NON-PRESSURE LATERAL LINE 1" DEEP. SIZE NOTED.			D/L-4
⊪	---		PVC SCH 40 WIRE AND PIPE BLENDS.			E/L-4



PVC GL-300 PIPE SIZING CHART:

SIZE (IN)	DEPTH (IN)	GPM	30 FT. RISE
6 - 10	6	394	314
8 - 12	8	498	414
10 - 15	10	632	514
12 - 18	12	804	642
15 - 22	15	1014	814
18 - 24	18	1272	1014
24 - 30	24	1932	1514
30 - 36	30	2448	1914
36 - 42	36	3096	2414
42 - 48	42	3792	2914
48 - 54	48	4536	3514

POINT OF CONNECTION:
CONTRACTOR SHALL MAKE P.O.C. AT SERVICE ENTRY. CONTRACTOR SHALL VERIFY EX. STATIC PRESSURE. VERIFY P.S. DESIGN PRESSURE: 85 PSI MINIMUM PRESSURE: 55 PSI MAXIMUM PRESSURE: 100 PSI. APPROVAL FROM THE DISTRICT WATER DEPARTMENT IS REQUIRED PRIOR TO CONSTRUCTION.

AUTOMATIC CONTROLLER:
RAN BIRD BITE RAIN SENSOR UNIT SHALL BE MOUNTED ON EAVE OF BUILDING.
ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT TO TIE IN RAIN SENSOR WIRES.

RETENTION BASINS STORAGE - 6100 CU.FT.
INSTALL 1" PIPE CONDUIT SLEEVE WITH SLEEVE AT PATH SPLIT.

POINT OF CONNECTION:
CONTRACTOR SHALL MAKE P.O.C. AT SERVICE ENTRY. CONTRACTOR SHALL VERIFY EX. STATIC PRESSURE. VERIFY P.S. DESIGN PRESSURE: 85 PSI MINIMUM PRESSURE: 55 PSI MAXIMUM PRESSURE: 100 PSI. APPROVAL FROM THE DISTRICT WATER DEPARTMENT IS REQUIRED PRIOR TO CONSTRUCTION.

Plans have been checked at the landscape concept level. Irrigation components and design and other construction document level information has not been reviewed during this submittal.

THREE PLANS HAVE BEEN REVIEWED BY THE COACHELLA VALLEY DISTRICT ENGINEER'S OFFICE REGARDING EXISTING CONCEPT DESIGN AND APPROVAL (SEE PREVIOUS SUBMITTALS FOR APPROVAL RECORDS). APPROVAL OF THIS PLAN IS NOT A GUARANTEE OF THE LOCAL DISTRICT ENGINEER'S OFFICE (NOR THE COUNTY) FOR THE LOCAL DISTRICT ENGINEER'S OFFICE TO ENFORCE AND APPROVE RIGHT OF WAY. USE OF THIS PLAN IS NOT A GUARANTEE OF THE DISTRICT ENGINEER'S OFFICE. APPROVAL FROM THE DISTRICT WATER DEPARTMENT IS REQUIRED PRIOR TO CONSTRUCTION.

WATER METER SHALL BE INSTALLED IN COLD AND DARK LOCATION WITH THE LOCAL WATER SUPPLY (IN AND OUT) AND APPROXIMATELY 6" FROM THE WALL. APPROVAL OF THE PLUMBING BY CODE IS REQUIRED FOR THIS WORK. APPROVAL TO ENJOY THE DISTRICT AND WATER RIGHT OF LAND IS REQUIRED BEFORE INSTALLATION OF WATER METER AND WATER RIGHT. APPROVAL FROM THE DISTRICT WATER DEPARTMENT IS REQUIRED PRIOR TO CONSTRUCTION.

DATE: _____
OWNER: _____
DESIGNER: _____

7 TOY BOXES
7827 WOLF ROAD
PALM DESERT, CA 92211

52 CAMINO REAL
RANCHO MIRAGE, CA 92220
CONTACT: STEVE BLAIR
760-667-6702

HERMAN DESIGN GROUP
7789 WOLF RD.
SUITE 102
PALM BEACH, CA 92271
TEL: 760.254.1743
FAX: 760.777.9332

PROJECT: _____
DATE: _____
REVISION: _____

1-2
OF 7 SHEETS

IRRIGATION NOTES

- IRRI-GATE VALVE SHALL BE OPERATED IN ACCORDANCE WITH THE FOLLOWING INSTRUCTIONS:
 - THE CONTRACTOR SHALL CAREFULLY REVIEW THE SITE AND PROCEEDINGS PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT.
 - THE CONTRACTOR SHALL CARRY ALL WORKERS RESPONSIBLY BY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OTHER WORK IN ACCORDANCE WITH THESE PLANS, DETAILS AND NOTES.
- SCORES OF WORK - UNLESS OTHERWISE SPECIFIED, THE CONSTRUCTION OF IRRIGATION SYSTEMS SHALL INCLUDE THE FURNISHING, INSTALLATION, TESTING AND PROTECTION OF ALL MATERIALS, INCLUDING LATERAL LINE, RISERS AND FITTINGS AND THE FURNISHING AND INSTALLING OF SPRINKLER HEADS, AUTOMATIC CONTROLLERS, BACKFLOW PREVENTION DEVICES, EXCAVATION AND BACKFILL AND ALL OTHER WORK IN ACCORDANCE WITH THESE PLANS, DETAILS AND NOTES.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SUPPLIES NECESSARY FOR THE PROPER INSTALLATION, TESTING, OPERATION AND MAINTENANCE OF THE IRRIGATION SYSTEMS AND SHALL BE RESPONSIBLE FOR A COMPLETE AND OPERABLE IRRIGATION SYSTEM AS INDICATED ON OR REASONABLY IMPLIED BY THE DRAWINGS AND/OR NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS LIMITED BY IT, ARE THE FOLLOWING ITEMS:
 - INSTALL COMPLETE OPERABLE INDEPENDENT, AUTOMATIC, IRRIGATION SYSTEMS PER THE PLANS, DETAILS, LEGEND AND NOTES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING OF ALL MATERIALS AND EQUIPMENT, INCLUDING SETTING OF BACKFLOW DEVICES BEFORE GRADE FOR A COMPLETE AND OPERABLE IRRIGATION SYSTEM IN ACCORDANCE WITH THESE PLANS, DETAILS AND NOTES.
 - THE LANDSCAPE ARCHITECT SHALL RESOLVE ALL QUESTIONS RELATING TO INTERPRETATION OF THE DRAWINGS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.
 - FINISH SHOWS ON THE PLANS IS ESSENTIALLY DIAGRAMMATIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING, INSTALLATION AND COMPLETION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE. UTILITIES PLANS MAY BE OBTAINED FROM OWNER.
 - THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO HIS WORK.
 - IRRIGATION DESIGN IS BASED ON 80 PSI OPERATING WATER PRESSURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE CORRECT WATER PRESSURE AT THE POINT OF SERVICE TO BEGINNING CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY CONNECTIONS TO THE EXISTING IRRIGATION SYSTEM AND SERVICE LINE AS CALLED FOR ON THESE PLANS.
 - THE CONTRACTOR SHALL INSTALL VALVES AND BACKFLOW DEVICES IN ACCORDANCE WITH THE PLANS, DETAILS AND NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND CONNECTIONS TO THE EXISTING IRRIGATION SYSTEM AS SHOWN ON THE PLAN.
 - ALL CONTROL WIRE SHALL BE SOLID COPPER, PLASTIC INSULATED, UP TO 30 FEET LONG AND SHALL BE 18 AWG. ALL CONTROL WIRE SHALL BE INSULATED IN BEHOLD PVC PIPE SERVICE.
 - FINAL LOCATION OF CONTROL VALVES SHALL BE REVIEWED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - ALL THROUGH CONNECTIONS SHALL BE COATED WITH TERPOL-TAPE. ALL PVC THROUGH CONNECTIONS SHALL BE COATED WITH TERPOL-TAPE.
 - ALL 1/2" AND 3/4" FIELD CONNECTIONS SHALL BE MADE WITH SOLVENT-SOLVENTED PRIMER SHALL BE APPLIED AT ALL CONNECTIONS.
 - UPON COMPLETION OF THE PROJECT, CONTRACTOR TO TURN OVER TO OWNER:
 - A CONTROLLER CHART FOR EACH CONTROLLER.
 - 2 REPAIR PIPES CONTROLLER.

PROJECT INFORMATION

PROJECT NAME	TOY BOXES STORAGE
OWNER	HERNANI DESIGN GROUP
DESIGNER	HERNANI DESIGN GROUP
DATE	2024.04.15
SCALE	AS SHOWN

REGULATION POINT OF CONNECTION WATER SIZE

VALVE NO.	PLANT TYPE	REGULATION POINT	AREA AC	EMITTERS	EMITTERS PER AC
A. 1	L	EMITTER	250	5	50
A. 2	L	DRIP	4500	5	90
TOTAL			4750	10000	

ESTIMATED ANNUAL APPLIED WATER USE

PLANT TYPE	AREA AC	EMITTERS PER AC	APPLIED WATER (GAL)
EMITTER	250	50	10,000
DRIP	4500	90	40,500
TOTAL	4750	10000	50,500

IRRIGATION CONTROLLER RUN TIMES - CONTROLLER "A" - ESTABLISHMENT PERIOD

YEAR	ET, AVE MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1

WATER CONSERVATION CONCERN STATEMENT

Project Site: 1 TOY BOXES, Tract or Parcel Number: LOT 24 APR + 02-880-024-4

Project Location: 17807 WOLF ROAD PALM DESERT, CA 92211

Landscape Architect/Irrigation Designer/Contractor: HERNANI DESIGN GROUP

Included in this project submittal package are: (Check to indicate completion)

- 1. Maximum Annual Applied Water Allowance: 100 cubic feet/acre (if applicable)
- 2. Estimated Annual Applied Water Allowance: 100 cubic feet/acre
- 3. Estimated Annual Applied Water Allowance: 100 cubic feet/acre
- 4. Estimated Annual Applied Water Allowance: 100 cubic feet/acre
- 5. Estimated Annual Applied Water Allowance: 100 cubic feet/acre
- 6. Estimated Annual Applied Water Allowance: 100 cubic feet/acre
- 7. Estimated Annual Applied Water Allowance: 100 cubic feet/acre
- 8. Estimated Annual Applied Water Allowance: 100 cubic feet/acre
- 9. Estimated Annual Applied Water Allowance: 100 cubic feet/acre
- 10. Estimated Annual Applied Water Allowance: 100 cubic feet/acre

REFS TO CALCULATIONS ON THIS SHEET

DATE: 2024.04.15

PREPARED BY: JOSE A. ESTRADA

IRRIGATION CONTROLLER RUN TIMES - CONTROLLER "A" - POST-ESTABLISHMENT

YEAR	ET, AVE MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1

WATER CONSERVATION CONCERN STATEMENT

Project Site: 1 TOY BOXES, Tract or Parcel Number: LOT 24 APR + 02-880-024-4

Project Location: 17807 WOLF ROAD PALM DESERT, CA 92211

Landscape Architect/Irrigation Designer/Contractor: HERNANI DESIGN GROUP


Included in this project submittal package are: (Check to indicate completion)

- 1. Maximum Annual Applied Water Allowance: 100 cubic feet/acre (if applicable)
- 2. Estimated Annual Applied Water Allowance: 100 cubic feet/acre
- 3. Estimated Annual Applied Water Allowance: 100 cubic feet/acre
- 4. Estimated Annual Applied Water Allowance: 100 cubic feet/acre
- 5. Estimated Annual Applied Water Allowance: 100 cubic feet/acre
- 6. Estimated Annual Applied Water Allowance: 100 cubic feet/acre
- 7. Estimated Annual Applied Water Allowance: 100 cubic feet/acre
- 8. Estimated Annual Applied Water Allowance: 100 cubic feet/acre
- 9. Estimated Annual Applied Water Allowance: 100 cubic feet/acre
- 10. Estimated Annual Applied Water Allowance: 100 cubic feet/acre

REFS TO CALCULATIONS ON THIS SHEET

DATE: 2024.04.15


PREPARED BY: JOSE A. ESTRADA



HERNANI DESIGN GROUP
17807 WOLF RD
PALM DESERT, CA 92211
TEL: (760) 777-9787

7 TOY BOXES
77827 WOLF ROAD
PALM DESERT, CA 92211

STEVE BLAIR
52 CAMINO REAL
RANCHO MIRAGE CA 92271
760-567-8702

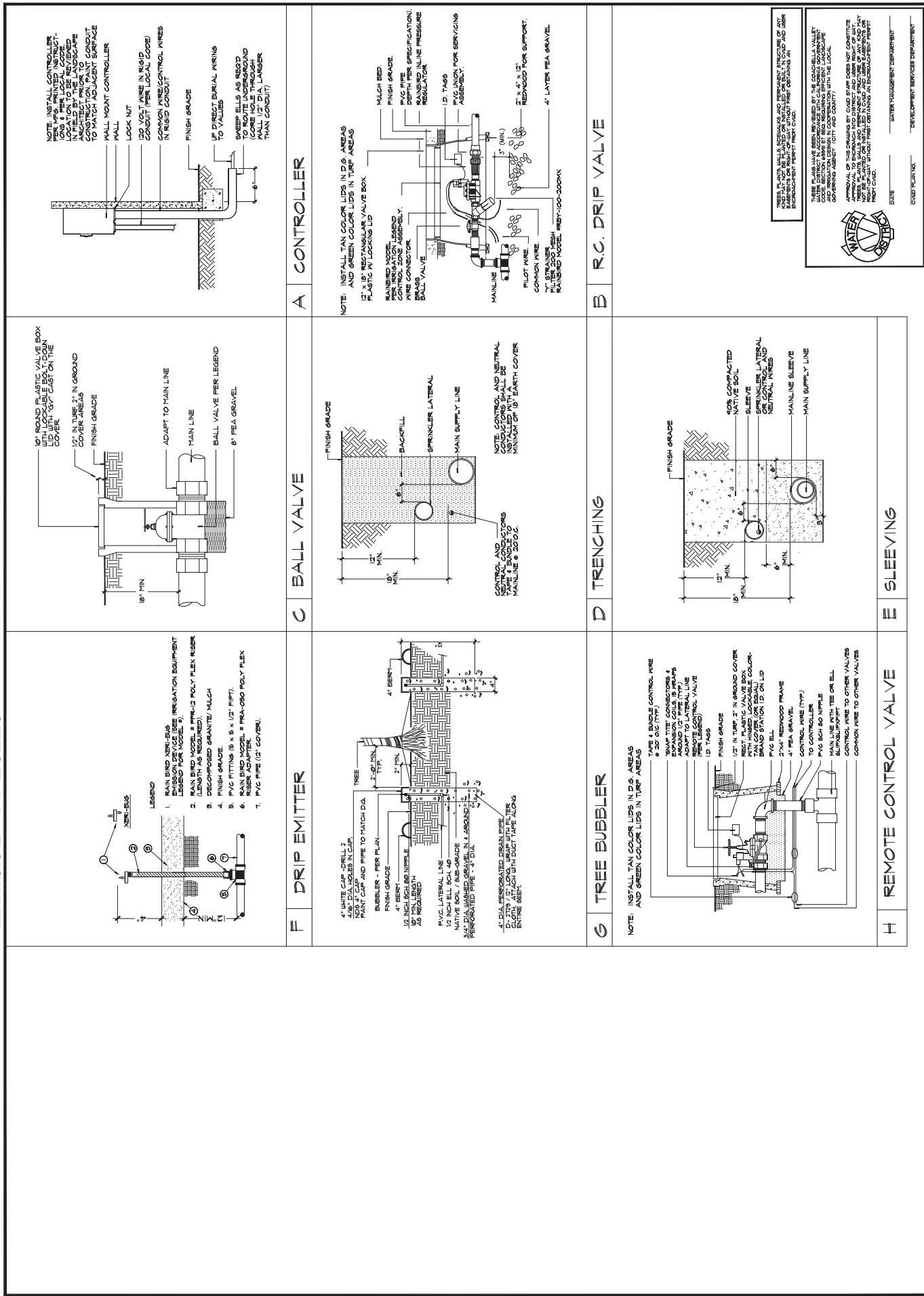


PROJECT TITLE
IRRIGATION NOTES

DRAWN: JE
CHECKED: GH
DATE: 8/24/17
SCALE: 1" = 6'-0"

DATE: 1-3
OF: 7 SHEETS

Exhibit L - PP26229



HERMANN DESIGN GROUP
77899 WOLF RD.
SUITE 102
PALM DESERT, CA 92211
TEL # 760 254 6746 FAX # 760 254 6742
FAX (760) 777-9322

OWNER
52 CAMINO REAL
RANCHO MIRAJE CA 92270
STEVE BLAIR
CONTACT - STEVE BLAIR
760-667-6702

PROJECT
7 TOY BOXES
77827 WOLF ROAD
PALM DESERT, CA 92211

REVISION	DATE	BY

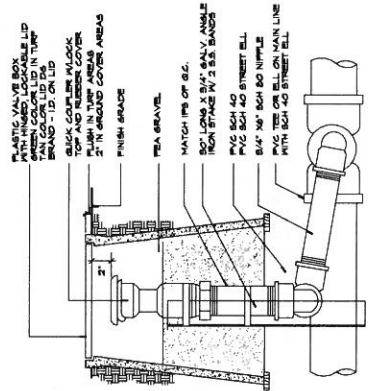


SHEET TITLE
IRRIGATION DETAILS

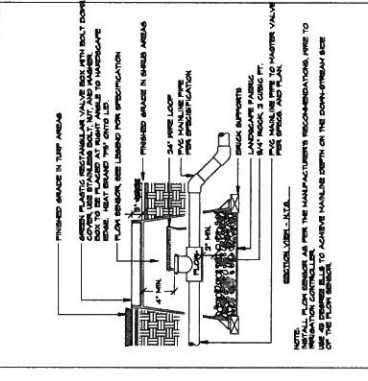
DESIGNED	JE
DRAWN	JE
CHECKED	CAH
DATE	5/24/11
SCALE	NTS
JOB NO.	11004

SHEET
1-4
OF 7 SHEETS

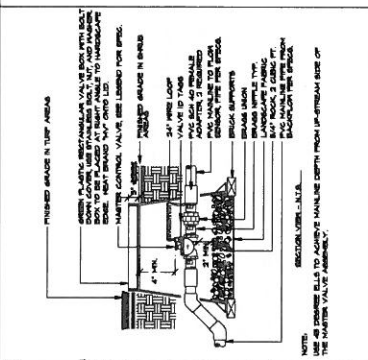
Exhibit L - PP26229



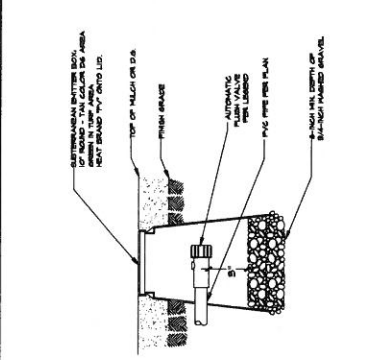
L QUICK COUPLER



K FLOW SENSOR



J MASTER VALVE



I AUTOMATIC FLUSH VALVE

Hirsh Engineering Group
7789 WOLF RD.
SUITE 102
PALM DESERT, CA 92211
TEL: 760-338-0420/0420/0420
FAX: 760-338-0420/0420/0420

STEVE BLAIR
RANCHO MIRAGE CA 92211
CONTACT: STEVE BLAIR
760-567-6702
7 TOY BOXES
77827 WOLF ROAD
PALM DESERT, CA 92211

REVISIONS	DATE	BY



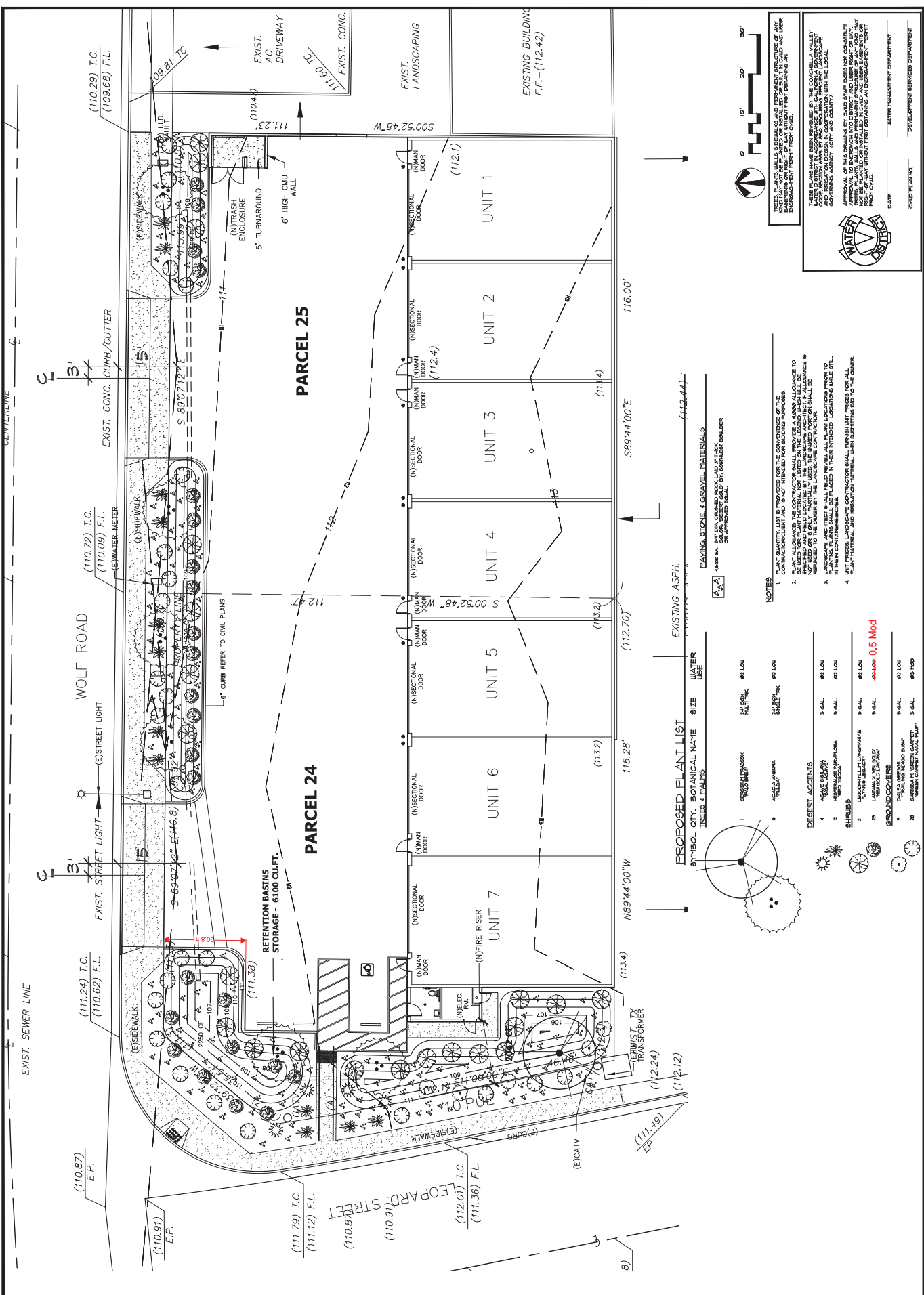
IRRIGATION DETAILS

DESIGNED BY	JE
CHECKED BY	CB
DATE	8/24/17
SCALE	N/T/S
JOB NO.	170004





























































1-5
OF 7 SHEETS

THIS IS A PRELIMINARY DESIGN AND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.

Exhibit L - PP26229



PROPOSED PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	SIZE	WATER USE
	1	CELESTIAL CACTUS	5' x 5' x 5'	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low
	1	AGAVE	24" DIA. x 36" H	0.5 Low

PLANT QUANTITY LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY THE QUANTITY LIST AND NOT BE RESPONSIBLE FOR ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITY LIST AND NOT BE RESPONSIBLE FOR ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITY LIST AND NOT BE RESPONSIBLE FOR ANY DISCREPANCIES.



HERNANDEZ DESIGN GROUP
 77899 WOLF RD.
 SUITE 102
 PALM BEACH, CA 92701
 (760) 774-7431
 FAX (760) 774-7322

OWNER
 RANCHO MIRAGE
 52 CAMINO REAL
 STEVE BLAIR
 CONTACT - STEVE BLAIR
 760-667-6702

PROJECT
 7 TOY BOXES
 77827 WOLF ROAD
 PALM DESERT, CA 92211

REVISION	DATE	BY



PLANTING PLAN

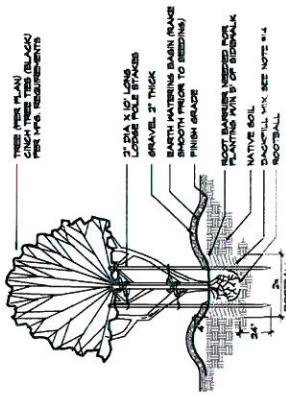
DESIGNED: CH
 DRAWN: BRC
 CHECKED: CH
 DATE: 5/24/11
 SCALE: 1" = 30'-0"
 JOB NO.: 110001

SHEET TITLE: PLANTING PLAN

SHEET: 1-6
 OF 7 SHEETS

PLANTING NOTES

1. COVER ALL EXPOSED SUBGRADE MATERIALS, TRANSPORTATION, BUSINESS AND RESIDENTIAL TO COMPLETE THE LANDSCAPING OF THE PLANTING AREAS SHOWN ON THE DRAWINGS OR REASONABLE ALTERNATIVES. ALL SOILS SHALL BE TESTED AND FOUND TO BE SUITABLE FOR PLANTING. THE PREPARATION OF ALL PLANTING AND TREE HOLES, TRENCHES AND INSTALLATION OF ALL REQUIRED PLANTING BAGS, MATS, MULCH, BARK, MULCH, GROUND COVER, MANURE, AND FERTILIZERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE DRAWINGS AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
2. THE CONTRACTOR SHALL REMOVE ALL EXISTING ROOTS OVER 2" IN DIAMETER, DEEPER AND OTHER EXPOSED MATERIALS FROM THE JOB SITE IN A LEGAL MANNER PRIOR TO PROCEEDING WITH ANY PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THIS WORK, INCLUDING ANY NECESSARY PERMITS TO EXCAVATE.
3. ADJUSTMENTS TO EXISTING BENCHES, PROVIDE FINISH GRADE IN PLANTING AREAS IN ACCORDANCE WITH THE DRAWINGS. EXISTING BENCHES, CURBS, DRIVEWAYS, ETC. IN EXPOSED COVER AREAS SHALL BE RECONSTRUCTED TO ORIGINAL FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RECONSTRUCTION OF ALL EXISTING ABOVE GROUND DRAIN INFRASTRUCTURE TO BE RESTORED TO A FULLY OPERABLE CONDITION AT THE CORRECT GRADE TO EXISTING FLOOR AS ORIGINALLY INTENDED.
4. ALL TREES AND SHRUBS SHALL BE PLANTED PER THESE NOTES AND AS DETAILLED. ALL PLANT MATERIALS SHALL BE PLANTED WITH THE CORRECT GRADE TO EXISTING FLOOR AS ORIGINALLY INTENDED. ALL PLANT MATERIALS SHALL BE PLANTED WITH THE CORRECT GRADE TO EXISTING FLOOR AS ORIGINALLY INTENDED. ALL PLANT MATERIALS SHALL BE PLANTED WITH THE CORRECT GRADE TO EXISTING FLOOR AS ORIGINALLY INTENDED. ALL PLANT MATERIALS SHALL BE PLANTED WITH THE CORRECT GRADE TO EXISTING FLOOR AS ORIGINALLY INTENDED.
5. THE CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE SYSTEM. THE CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE SYSTEM.
6. ALL EXPOSED SUBGRADE SHALL BE PLANTED IN STAGGERED ROWS TO PREVENT EROSION AND TO PROVIDE A GRASSY SURFACE. ALL EXPOSED SUBGRADE SHALL BE PLANTED IN STAGGERED ROWS TO PREVENT EROSION AND TO PROVIDE A GRASSY SURFACE.
7. THE CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE SYSTEM.
8. THE CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE SYSTEM.
9. THE CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE SYSTEM.
10. THE CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE SYSTEM.
11. THE CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE SYSTEM.
12. THE CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE SYSTEM.
13. THE CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE SYSTEM.
14. THE CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE SYSTEM.
15. THE CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE SYSTEM.
16. THE CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE SYSTEM.
17. THE CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE SYSTEM.
18. THE CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE SYSTEM.
19. THE CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE SYSTEM.
20. THE CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE SYSTEM.

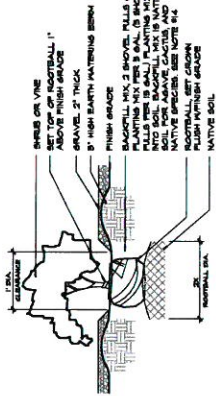


A TREE PLANTING

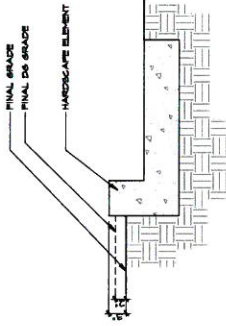
Relevant County Ordinance: 818. Landscape Water Use Calculations

1. Estimated Annual Water Requirement (GALLONS)
 - 7 Toy Boxes: 21,000 GALLONS
 - 10 Shrubs: 10,000 GALLONS
 - 50 Grass: 50,000 GALLONS
 - 50 Soil: 50,000 GALLONS
 - 50 Mulch: 50,000 GALLONS
 - 50 Fertilizer: 50,000 GALLONS
2. Estimated Annual Water Use (GALLONS)
 - 7 Toy Boxes: 21,000 GALLONS
 - 10 Shrubs: 10,000 GALLONS
 - 50 Grass: 50,000 GALLONS
 - 50 Soil: 50,000 GALLONS
 - 50 Mulch: 50,000 GALLONS
 - 50 Fertilizer: 50,000 GALLONS

B SHRUB/VINE PLANTING



C FINAL GRAVEL GRADE




HDA DESIGN GROUP
77-891 WOLF BLVD.
SUITE 102
PALM DESERT, CA
92270
TEL: 760-567-8702
FAX: (760) 777-9151

STEVE BLAIR
CONTACT - STEVE BLAIR
52 CAMINO REAL
PALM DESERT, CA 92270
760-567-8702

7 TOY BOXES
77822 WOLF ROAD
PALM DESERT, CA 92270

REVISION	DATE	BY



PLANTING DETAILS

DESIGNED	JE
DRAWN	JE
CHECKED	CH
DATE	8/24/17
SCALE	N.T.S.
JOB NO.	173001

NOTES:

- 1. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. PERMISSION IS GRANTED TO THE CONTRACTOR TO REPRODUCE AND TRANSMIT THIS DRAWING ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
- 2. ALL MATERIALS SHALL BE INSTALLED AND FINISHED TO ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PALM DESERT AND THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PALM DESERT AND THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD.

Recording requested by:

Orange Coast Title Company

Order No. _____

When recorded return to:

Samuels, Green & Steel, LLP
19800 MacArthur Boulevard, Suite 1000
Irvine, California 92612-2433
Attention: Martin J. Stein, Esq.

**DRAFT FOR DISCUSSION
PURPOSES**

SPACE ABOVE FOR RECORDER'S USE ONLY

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS, AND
RESERVATION OF EASEMENTS FOR
7 TOY BOXES**

ARTICLE I DEFINITIONS2

1.1	"Articles".....	2
1.2	"Assessments".....	2
1.3	"Association".....	2
1.4	"Association Property".....	2
1.5	"Best Management Practices".....	3
1.6	"Board".....	3
1.7	"Budget".....	3
1.8	"Building".....	3
1.9	"Bylaws".....	4
1.10	"Close of Escrow".....	4
1.11	"Common Area".....	4
1.12	"Common Expenses".....	4
1.13	"Common Utility Area".....	4
1.14	"Condominium".....	4
1.15	"Condominium Plan".....	4
1.16	"County".....	5
1.17	"Declarant".....	5
1.18	"Declaration".....	5
1.19	"Demising Wall".....	5
1.20	"Development Regulations".....	5
1.21	"Existing CC&R's".....	5
1.22	"Hazardous Materials".....	5
1.23	"Hazardous Materials Laws".....	6
1.24	"Improvements".....	6
1.25	"Management Documents".....	6
1.26	"Manager".....	6
1.27	"Master Association".....	6
1.28	"Member".....	6
1.29	"Mortgage".....	6
1.30	"Mortgagee".....	7
1.31	"Mortgagor".....	7
1.32	"Notice and Hearing".....	7
1.33	"Occupant".....	7
1.34	"Official Records".....	7
1.35	"Owner".....	7
1.36	"Project".....	7
1.37	"Public Agency or Agencies".....	7
1.38	"Reserves".....	7
1.39	"Rules and Regulations".....	7
1.40	"Unit".....	7
1.41	"Utility Facilities".....	8
1.42	"Water Quality Management Plan ("WQMP".....	8
1.43	Application of Definitions.....	8

ARTICLE II INTRODUCTION TO TOY BOXES8

2.1	Development Plans.....	8
2.2	Membership in Association.....	8
2.3	Development Control.....	8
2.4	Non-Liability of Declarant.....	9

2.5	Irrevocable Limited Power of Attorney	9
ARTICLE III RESERVATION OF EASEMENTS AND OTHER PROPERTY		
RIGHTS IN THE ASSOCIATION PROPERTY		10
3.1	Amendment to Eliminate Easements	10
3.2	Owners' Easements.....	10
3.3	Limitations on Owners' Easement Rights	10
3.4	Delegation of Association Property Use Rights.....	11
3.5	Easements for Utilities	11
3.6	Public Utilities Easement	12
3.7	Easements for Maintenance of the Association Property.....	12
3.8	Easements for Air Conditioners/Forced Air Heating Units	13
3.9	Easements for Drainage	13
3.10	Easements For Clustered Mailboxes	13
3.11	Easements for Construction, Marketing, Sales and Re-Sales	13
3.12	Ventilation Easements.....	14
3.13	Easement for Commercial Signs	14
3.14	Easements for Support, Settlement and Encroachment.....	14
3.15	Reservation of Construction Rights by Declarant.....	14
3.16	Easement for Public Service Uses.....	15
3.17	Easement for Emergency Access	15
3.18	Easements for Master Antennae And Cable Television.....	15
3.19	Rights of Entry	15
3.20	Owner Cooperation for Fumigation	15
3.21	Control of Association Property.....	16
ARTICLE IV THE ASSOCIATION		16
4.1	Organization of Association.....	16
4.2	Membership.....	16
4.3	Classes of Membership	17
4.4	Voting; Joint Owners	17
4.5	Vesting of Voting Rights.....	17
4.6	Suspension of Voting Rights.....	18
4.7	Transfer	18
4.8	Proxies Record Dates	18
ARTICLE V POWERS AND DUTIES OF THE ASSOCIATION.....		18
5.1	Management Body	18
5.2	Powers	18
5.3	Duties	20
5.4	Discretionary Powers	22
5.5	Notification by Association of Defects	23
5.6	Delegation of Duties	23
5.7	Right of Entry for Emergency	23
5.8	Right of Entry for Repairs.....	23
5.9	Licenses, Easements and Rights-of-Way	23
5.10	Association Rules and Regulations	23
5.11	Schedule of Fines and Penalties	24

ARTICLE VI ASSESSMENTS	24
6.1 Creation of the Lien and Personal Obligation of Assessment	24
6.2 Purpose of Annual Assessments: Levy and Collection.....	24
6.3 Association Funds	25
6.4 Allocation and Payment of Assessments	25
6.5 Commencement of Regular Assessments	25
6.6 Adjustment of Maintenance Assessments	25
6.7 Failure to Fix Assessments.....	26
6.8 Emergency Situations.....	26
6.9 Special Assessments for Capital Expenditures	26
6.10 Estoppel Certificate.....	26
6.11 Compliance Assessments	27
6.12 Certification of Payment	27
6.13 Offsets and Waiver Prohibited	27
6.14 Unsegregated Real Property Taxes	27
ARTICLE VII EFFECT OF NONPAYMENT OF ASSESSMENTS REMEDIES OF THE ASSOCIATION.....	28
7.1 Effect of Nonpayment of Assessment. Remedies of the Association	28
7.2 Mortgagee Protection	28
7.3 Code Section Subject to Change	28
ARTICLE VIII USE RESTRICTIONS.....	29
8.1 Use Restrictions Applicable to Condominiums.	29
8.2 Signs.....	29
8.3 Repair and Maintenance by Owners.	30
8.4 Hazardous Materials.....	30
8.5 Customers, Guests and Lessees.....	30
8.6 Hold Harmless and Indemnity.....	30
8.7 Conduct Affecting Insurance	31
8.8 Nuisances.....	31
8.9 Antennas and Satellite Dishes.	31
8.10 Refuse Disposal.....	31
8.11 No Further Subdivision.	32
8.12 Compliance With Laws.....	32
8.13 Access For Handicapped Persons.	32
8.14 No Mechanics' Liens.	33
8.15 Decorating by Owner.	33
8.16 Exterior Lighting.....	33
8.17 Association Property Use.	33
8.18 Liability for Damage to Association Property.	33
8.19 No Hazardous Activities.	33
8.20 Improvements.....	33
8.21 Parking.	33
8.22 Compliance With Management Documents.....	34
8.23 Structural Integrity.	34
8.24 Commonly Metered Utilities.....	34
8.25 Hazardous Materials.....	34
8.26 Pollutant Control Requirement.....	35
8.27 Liability to Declarant.	35

8.28	Declarant's Exemption From Use Restrictions	35
ARTICLE IX REPAIR AND MAINTENANCE		35
9.1	Repair and Maintenance by Association	35
9.2	Maintenance of Public Utilities	36
9.3	Association's Duty to Inspect	36
9.4	Entry Into Unit	37
ARTICLE X ARCHITECTURAL CONTROL – APPROVAL		38
10.1	Architectural Control Requirements	38
ARTICLE XI DAMAGE OR DESTRUCTION TO THE ASSOCIATION PROPERTY.....		39
11.1	Election to Restore Association Property	39
11.2	Election Not to Restore Association Property.....	39
11.3	Excess Insurance Proceeds.....	40
ARTICLE XII CONDEMNATION		40
12.1	Condemnation Action or Threat Thereof	40
12.2	Notice to Owners and Mortgagees	40
12.3	Taking of Entire Project	40
12.4	Partial Taking	40
12.5	Condemnation of Condominiums	41
ARTICLE XIII INSURANCE		41
13.1	Required Insurance Coverage	41
13.2	Optional Insurance Coverage	42
13.3	Notice of Cancellation of Insurance.....	42
13.4	Annual Review of Coverage	42
13.5	Waiver of Claims	43
13.6	Premiums, Proceeds and Settlement	43
13.7	Rights and Duties of Owners to Insure	43
13.8	Trustee for Policies	44
ARTICLE XIV MORTGAGEE PROTECTION		44
14.1	General Protections	44
14.2	Mortgagee Cure Rights	44
14.3	Unpaid Assessments.....	44
ARTICLE XV INTEREST AND EXEMPTION OF DECLARANT		44
15.1	Exemption of Declarant	44
15.2	Reservation of Declarant's Rights	45
15.3	Declarant's Veto Right	45
15.4	Assignment of Declarant's Rights	46
ARTICLE XVI GENERAL PROVISIONS		46
16.1	Enforcement	46
16.2	Term	47
16.3	Construction.....	47
16.4	Singular Includes Plural	47

16.5	Amendments	47
16.6	Encroachments	48
16.7	Notices.....	48
16.8	Attorneys' Fees.....	48
16.9	Indemnification of Corporate Agents.....	48
16.10	Limitation on Liability of Officers, Directors and Committee Members	49
16.11	Exhibits	49
16.12	Disputes With Declarant Parties	49

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS, AND
RESERVATION OF EASEMENTS
FOR
7 TOY BOXES**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS is made this _____ day of _____, 201____, by Steven A. Blair and Christine L. Blair, Trustees of the Steven and Christine Blair Family Trust dated August 30, 1992 ("**Declarant**").

RECITALS:

Declarant is the owner of that certain real property ("**Property**") located in the unincorporated area in the County of Riverside, State of California, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

Declarant desires and intends to create a "condominium project," as defined in California Civil Code Section 6542 (the "**Project**"), and to subdivide the Property as "condominiums," in accordance with the Commercial and Industrial Common Interest Development Act (the "**Act**") provided in California Civil Code Sections 6500 *et. seq.*

Declarant deems it desirable to impose a general plan for the development, maintenance, improvement, protection, use, occupancy and enjoyment of the Project, and to establish, adopt and impose covenants, conditions, restrictions, easements, equitable servitudes, liens and charges (hereinafter referred to as the "**Protective Covenants**") upon the Project for the purpose of enforcing, protecting and preserving the value, desirability and attractiveness of the Project.

Declarant deems it desirable for the efficient enforcement, protection and preservation of the value, desirability and attractiveness of the Project to create a nonprofit corporation which shall be delegated and assigned the powers of administering and enforcing the Protective Covenants.

Toy Boxes Owners Association, has been or will be formed under the laws of the State of California for the purpose of exercising the aforesaid powers provided under Civil Code Section 6752. All Owners, as defined herein, shall be members of the Association.

NOW, THEREFORE, pursuant to the Act, Declarant declares that it does hereby establish a general plan for the development, maintenance, care, improvement, protection, use, occupancy, management and enjoyment of the Project, and that all or any portion of the Project shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved, subject to the Protective Covenants set forth herein, all of which are for the purpose of uniformly enhancing and protecting the value, attractiveness and desirability of the Project, in furtherance of said general plan for the Project. Each and all of the Protective Covenants shall run with the Project, and any and all real property annexed thereto, and shall be binding upon all persons having any right, title or interest in the Project, or any portion thereof, their heirs, successors and

assigns, and shall inure to the benefit of and be binding upon Declarant, its successors and assigns, all subsequent owners of all or any portion of the Project, together with their grantees, heirs, executors, administrators, devisees, successors and assigns.

ARTICLE I **DEFINITIONS**

1.1 "**Articles**" shall mean the Articles of Incorporation of Toy Boxes Owners Association, a nonprofit mutual benefit corporation, as filed in the Office of the Secretary of State of the State of California, as such Articles may be amended, from time to time.

1.2 "**Assessments**" shall be used as a generic term which shall mean and refer to the following:

(a) "**Annual Assessment**" shall mean the annual charge against each Owner and his or her respective Condominium representing a portion of the Common Expenses of the Association which are attributable to the ownership, maintenance, repair and operation of the Condominiums in the manner set forth in this Declaration and as specified in the Budget.

(b) "**Special Assessment**" shall mean the charge against an Owner and his respective Condominium representing a portion of the costs incurred in taking any action or undertaking on behalf of the Association and its Members which is not specifically covered under any other Assessment authorized herein. In the event the Association undertakes to provide services or materials which benefit a particular Owner, the costs and expenses incurred by the Association for such purposes may be levied by the Board as a Special Assessment.

(c) "**Reconstruction Assessment**" shall mean a charge against each Owner and his Condominium, representing a portion of the cost to the Association for the repair, replacement or reconstruction of any portion or portions of Improvements within the Common Area, pursuant to the provisions of this Declaration.

(d) "**Compliance Assessment**" shall mean extraordinary costs and expenses incurred by the Association as provided in Article VI herein.

1.3 "**Association**" shall mean Toy Boxes Owners Association, a nonprofit mutual benefit corporation, in which all Owners shall have a membership interest as more particularly described hereinbelow, provided that membership shall be limited to Owners. The Association is an "association," as defined in California Civil Code Section 6528.

1.4 "**Association Property**" means real or personal property designated by Declarant or the Board as Association Property, and by such designation made subject to the Protective Covenants established in this Declaration and in other Management Documents of the Project. The Association Property in the Project consists of all the real property described in the Condominium Plan (except for the Units and the Common Area shown in the Condominium Plan), and the Improvements located thereon or maintained by the Association, including without limitation:

(a) The Building, but excluding the Units, as defined in Section 1.7, and related Improvements such as exterior lighting fixtures, utility cabinets on the exteriors of the Building, and facilities for the delivery of utility services to the Project (except for outlets located in the Unit); and

(b) Other Improvements, including the driveways, sidewalks, parking areas, outdoor sitting areas, landscape and irrigation improvements, the retention basin, bicycle racks, walls and fences within the Association Property.

1.5 **"Best Management Practices"** means those certain routine structural source control and routine nonstructural source control water quality practices, if any, set forth in or otherwise required by the Water Quality Management Plan on file in the principal office of the Association. Source control Best Management Practices ("BMPs") are designed to reduce or prevent pollutants from contacting storm water runoff at the source, may include without limitation, the following: (i) Storm Drain Stenciling and Signage; (ii) Trash and Storage Areas; (iii) Irrigation systems in the Association Property; (iv) private drainage facilities inspection and management, including the flow of drainage waters in the onsite retention basin, etc.

1.6 **"Board"** shall mean the Board of Directors of the Association.

1.7 **"Budget"** shall mean the pro forma operating budget for the Association which sets forth the Common Expenses for a particular fiscal year.

1.8 **"Building"** means the building structure in the Project containing Units, as shown on the Condominium Plan. For purposes of interpreting this Declaration and the Condominium Plan, the Building is intended to include the following components:

(a) the shell (including the roof, foundation and exterior surfaces and the finishes thereon) and the core of the Building;

(b) all structural support elements existing in, on, under and throughout the Building that carry roof, ceiling and upper floor loads to the foundation, including all separate or common footings, girders, columns, joists, braces, foundations, temporary and permanent tieback systems, load-bearing walls and other standard support elements, and every wall, column, floor, ceiling, footing, foundation or other vertical or horizontal Improvement in the Building, but not including any wall between rooms in a Unit which is not necessary for the structural support of the Building (for purposes hereof, any wall or other structure which carries roof, ceiling or upper floor loads is "necessary for structural support");

(c) all exterior walls of the Buildings and their surface treatments (including siding, stone, stucco, plaster, paint and stain, but excluding therefrom the Unit doors and door hardware);

(d) fixtures that are outside the boundaries of the Units, including exterior lighting fixtures and utility cabinets on Building exteriors, facilities for the delivery of utilities to the Project (except for outlets that are located in the Unit);

(e) exterior fire extinguishers, fire alarm and fire sprinkler systems serving each Building including fire sprinkler pipes and fire sprinkler heads that protrude into the airspace of the Unit; and

(f) all or any portion of any stairway, vault, air shaft, mechanical shaft, duct, pipe, line, main, conduit, lighting, flue and any other equipment, fixtures, machinery, system or apparatus which benefits the entire Building.

1.9 "**Bylaws**" shall mean the Bylaws of the Association which have been, or will be, adopted by the Board, as may be amended, from time to time.

1.10 "**Close of Escrow**" shall mean the date on which a Condominium is recorded in the Official Records of Riverside County conveying a Condominium to an Owner. The conveyance of one or more Condominiums to a managing member, a general partner or a limited partner or Declarant or its successor and assigns shall not be considered a "Close of Escrow" for purposes of this Declaration or any other Management Documents.

1.11 "**Common Area**" shall mean the volume of airspace shown and described in the Condominium Plan, which shall be owned by the Owners as tenants in common. The Common Area constitutes real property held in undivided fractional fee interests as required under Civil Code Section 6542(b).

1.12 "**Common Expenses**" shall mean the actual and estimated costs and expenses to be paid by the Association for the following: (a) owning, maintaining, managing, operating, repairing, lighting, decorating and replacing, renewing and/or restoring the Association Property; (b) managing and administering the Association, including, but not limited to, compensation paid by the Association to a property manager, accountants, attorneys and any Association employees; (c) providing utilities and other services to the Association Property and, if not separately metered, to the Units; (d) paying that portion of any Assessment attributable to Common Expenses not paid by the Owner responsible for payment; (e) paying taxes for the Association; and (f) funding adequate reserves for the repair and replacement of those elements of the Common Property which must be repaired and replaced on a periodic basis; (g) the costs of fire, casualty and liability insurance coverage, workers compensation insurance, errors and omissions and director, officer and agent liability insurance and such other insurance obtained by the Board for and on behalf of its members as provided herein; and (h) paying for all other goods, services and other costs incurred by the Association for the benefit of all Owners.

1.13 "**Common Utility Area**" means that portion of the Building designated as a Utility Room and/or a Common Utility Area on the Condominium Plan and subject to easements in favor of the Owners for purposes of maintaining certain utility improvements therein.

1.14 "**Condominium**" shall mean individually or collectively, the Condominiums.

1.15 "**Condominium Plan**" shall mean the instruments entitled "Condominium Plan," prepared in accordance with California Civil Code Sections 6540 and 6624, as the same may be amended, from time to time, and recorded in the Official Records of the County concurrently with this Declaration.

1.16 **"County"** shall mean Riverside County, California, and its various divisions, departments, employees, and authorized representatives.

1.17 **"Declarant"** shall mean Steven A. Blair and Christine L. Blair, Trustees of the Steven and Christine Blair Family Trust dated August 30, 1992, and to any person or entity acquiring some or all of Declarant's interest in the Project (including all of Declarant's rights and obligations as created and established herein) pursuant to a written assignment, deed or other instrument from Declarant which is recorded in the Office of the County Recorder. Any such instrument may include only certain specific rights and/or obligations of the Declarant, and may be subject to such conditions as Declarant may impose in its sole discretion.

1.18 **"Declaration"** shall mean this Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements, and to all amendments to this Declaration as may be recorded, from time to time, in the Official Records.

1.19 **"Demising Wall"** means any wall separating Units. The Demising Walls for each Unit will be a part of the Unit, and will be separated from the Demising Walls of adjacent Units by airspace; the airspace between the Demising Walls of adjacent Units shall be Association Property.

1.20 **"Development Regulations"** means all applicable laws, rules, regulations, orders, ordinances, codes, subdivision requirements, zoning restrictions, map conditions and all other legal requirements of the County, and any other governmental agency with jurisdiction over the Project, including Hazardous Materials Laws.

1.21 **"Existing CC&R's"** means that certain Declaration of Covenants, Conditions and Restrictions for Washington Business Park Owners' Association, recorded on June 14, 1989, as Instrument No. 194802, Official Records of Riverside County, California, as amended, from time to time.

1.22 **"Hazardous Materials"** means any hazardous or toxic substances, materials or wastes which are or become regulated by any local governmental authority, the State of California or the United States, and includes, without limitation, any material or substance which is included in the definitions of (i) "hazardous waste," "extremely hazardous waste," "restricted hazardous waste," "hazardous substance," "extremely hazardous substance," "hazardous material," "acutely hazardous waste," "hazardous chemical substance or mixture," "imminently hazardous chemical substance or mixture," "toxic substances," "toxic air contaminant," "hazardous air pollutant," "toxic pollutant," "medical waste" or "solid waste" under the Health and Safety Code, Chapter 11 of Title 22 of the California Code of Regulations, the Federal Water Pollution Control Act, the Federal Resource Conservation and Recovery Act, the Federal Hazardous Materials Transportation Act, the Federal Comprehensive Environmental Response Compensation and Liability Act, the Federal Water Pollution Control Act, the Federal Clean Air Act, the Clean Water Act, the Superfund Amendments and Reauthorizations Act of 1986 under the California Administrative Code, or under any other federal, state and local laws, statutes, regulations, orders, rules or common law decision, and (ii) pesticides, petroleum, asbestos, polychlorinated biphenyls, solvents, flammable explosives, urea formaldehyde, or radioactive materials and waste. Hazardous Materials do not include products typically used at projects

similar to the Project if they exist merely in small amounts that do not require remediation and do not pose a hazard to the health or safety of persons on or about the Project nor do they include radioactive waste materials in amounts normally generated by medical offices or laboratories in projects similar to the Project (e.g., a radiology practice or diagnostic laboratory) as such uses are permitted under the zoning applicable to the Project, so long as such waste materials are stored, handled and disposed of in accordance with applicable Hazardous Materials Laws.

1.23 **"Hazardous Materials Laws"** means the federal and state laws cited in the immediately preceding Section as well as any other federal, state or local laws, ordinances or regulations governing the use, storage or disposal of Hazardous Materials.

1.24 **"Improvements"** may include all structures and appurtenances thereto of every kind, including, but not limited to, the Building, the Units, controlled access facilities, if any, fire suppression facilities, if any, Association Property light fixtures, pavement, sidewalks, driveways, fire alarm and suppression equipment, fire sprinkling equipment, walls, fences, screening fences, decorative or informative signs, retaining walls, mail kiosks, if any, common trash receptacles, window screens, private utility line connections, poles, signs, air conditioning equipment, water softening equipment, and landscaping and irrigation systems, ramps, planter boxes, and grading, excavation, fill or similar variance from the established grade of the patios or surfaces of other portions of the Project. Improvements shall also mean and refer to all additions and/or modifications to the exterior of the Building or other structure, including, but not limited to, (a) painting or staining the exterior surface of any Improvement; (b) changing the roofing material on the Building.

1.25 **"Management Documents"** shall mean collectively the Articles of Incorporation, Bylaws, this Declaration, Architectural Standards, if any, the Condominium Plan, and Rules and Regulations promulgated and adopted by the Board of Directors, and amendments to any of the foregoing.

1.26 **"Manager"** means the person or entity retained by the Association to perform management functions of the Association as authorized and limited by the Management Documents of the Association and the terms of the agreement between the Association and the Manager.

1.27 **"Master Association"** means the Washington Park Owners' Association, a nonprofit, mutual benefit corporation organized and existing under the laws of the State of California. The Master Association has the power to levy and collect from each member Assessments in accordance with the Existing CC&R's.

1.28 **"Member"** shall mean every person or entity who holds membership in the Association, as more particularly set forth in the Article herein entitled "The Association."

1.29 **"Mortgage"** shall mean and include any mortgage or deed of trust, or other conveyance of a Condominium (or other portion of the Project) to secure the performance of an obligation, which conveyance will be reconveyed upon the completion of such performance, including an installment land sales contract (as described in California Civil Code Sections 2985

through 2985.6, as same may be amended, from time to time). The term "**Deed of Trust**," when used herein, shall be synonymous with the term "**Mortgage**."

1.30 "**Mortgagee**" shall mean a person or entity to whom a Mortgage is made, and shall include the beneficiary of a Deed of Trust or the vendor under an installment land sales contract, as the case may be, and the assignees of a Mortgagee, beneficiary or vendor.

1.31 "**Mortgagor**" shall mean a person or entity who mortgages his or its Condominium to another, *i.e.*, the maker of a Mortgage, and shall include a trustor of a Deed of Trust and the vendee under an installment land sales contract.

1.32 "**Notice and Hearing**" shall mean written notice and a hearing before the Board, or other tribunal appointed by the Board in the manner provided in the Bylaws, at which the affected Owner shall have an opportunity to be heard in the manner provided herein and in the Bylaws.

1.33 "**Occupant**" means collectively, the Owner and any other person or persons, entity or entities entitled to the exclusive right to occupy all or any portion of a Unit.

1.34 "**Official Records**" shall mean the Official Records of Riverside County, California.

1.35 "**Owner**" shall mean the person(s) or entity(s), including Declarant, holding fee simple interest to a Condominium. "Owner" shall include a seller under an executory contract of sale but shall exclude mortgagees and other persons or entities who hold an interest in a Condominium merely as security for the performance of an obligation.

1.36 "**Project**" means all of the real property (including all Improvements thereon) covered by this Declaration and subject to the jurisdiction of the Association following the first Close of Escrow. The Project is a "commercial or industrial common interest development" and a "condominium project" as defined in California Civil Code Sections 6531 and 6542(a).

1.37 "**Public Agency or "Agencies"** means individually and/or collectively to any of the various federal, state and local governmental agencies having jurisdiction over all or any portion of the Project (including, but not limited to, the Riverside County Flood Control and Regional Water Conservation District, and the County.

1.38 "**Reserves**" shall mean the specific capital expenditures required to be made at any time and from time to time for the repair, replacement, or restoration of the Association Property and any appurtenant furnishings, facilities, and other Improvements, and for such other purposes as prudent business practice requires.

1.39 "**Rules and Regulations**" shall mean the Rules and Regulations adopted by the Board pursuant to the Bylaws or this Declaration, as they may be amended, from time to time.

1.40 "**Unit**" shall mean a separate interest in space, as defined in California Civil Code Section 6542. Each Unit shall be a separate freehold estate, as separately shown, numbered and designated in the Condominium Plan. The boundaries of the Units are approximately depicted on

the Condominium Plan. In interpreting deeds, this Declaration and the Condominium Plan, the actual boundaries of each Unit shall be deemed to extend to (i) the finished surface of the bottom of the ceiling;(ii) the finished surface of the top of the concrete slab; (ii) the finished surface of the wall which establishes the perimeter walls of the Unit. The Units shall include the garage door and garage door opener serving the Unit; the load bearing or utility bearing walls within the Unit; (ii) gas, water, waste pipes, duct, chutes, conduits, wires and other utility installations that extend into the Units.

1.41 **"Utility Facilities"** shall mean all utility facilities including, but not limited to intact and exhaust systems, storm drain and sanitary sewer systems, drainage systems, ducting systems for ventilation and utility services, domestic water systems, natural gas systems, heating and air conditioning systems, if any, electrical systems, fire alarm suppression systems if any, telephone systems, cable television systems, telecommunications systems, water systems, sump pumps and all other utility systems improvements and facility reasonably necessary to serve the Condominiums and all Association Property in the Project.

1.42 **"Water Quality Management Plan ("WQMP")** shall mean the Water Quality Management Plan prepared for the Project and approved by the County. Its purpose is to control the discharge of pollutants from the Project into the public storm drain system by imposing Best Management Practices ("BMP's") which must be followed by the Association and the Owners, respectively. A copy of the WQMP shall be on file in the principal office of the Association.

1.43 **Application of Definitions.** The aforesaid definitions shall be applicable throughout this Declaration and to any supplements or amendments hereto filed or recorded pursuant to the provisions of this Declaration, unless otherwise indicated or the context shall prohibit such application.

ARTICLE II

INTRODUCTION TO 7 TOY BOXES

2.1 **Development Plans.** 7 Toy Boxes will be developed as a private vehicle storage condominium project consisting of seven (7) Condominiums , as more specifically described in this Declaration and in the Condominium Plan. The Project will be developed in accordance with the Act, as set forth in California Civil Code Sections 6500, *et seq.*, the Development Regulations, and in substantial conformance with the approved development plans.

2.2 **Membership in Association.** The Association shall be the management body for the Project, and shall maintain, operate, repair, replace and inspect Improvements to the Project to the fullest extent permitted specifically in this Declaration. As more particularly set forth in this Declaration, each Owner of a Condominium in the Project shall automatically become a Member of the Association, and shall be obligated for the payment of Assessments to the Association. In addition, each Owner, his family members, lessees, tenants, guests and invitees, will be entitled to the use and enjoyment of the Association Property within the Project, in accordance with this Declaration, the Bylaws and Rules and Regulations adopted by the Board.

2.3 **Development Control.** Nothing in this Article or elsewhere in this Declaration shall limit the right of Declarant: (a) to complete construction of any Improvements in the Project, (b) to redesign or otherwise alter the style, size, color or appearance of any

Improvements in any portion of the Project owned by Declarant, (c) to construct additional Improvements on any portion of the Project owned by Declarant, and/or (d) to otherwise control all aspects of constructing the Improvements in the Project, and of marketing and conveying Condominiums in the Project. In furtherance thereof, Declarant hereby reserves, unto itself and its successors and assigns for a period of two (2) years from the date of the first Close of Escrow for the sale of a Unit: (a) the exclusive right to maintain a sales office, and parking area for its contractors, subcontractors, agents and prospective buyers, (b) the exclusive right to place reasonable signs, flags, banners, billboards or other forms of advertising on any portion of the Project owned or controlled by Declarant, and (c) a nonexclusive right to utilize the Association Property and any unassigned open parking spaces in connection with its program for the sale or lease of Condominiums in the Project.

2.4 Non-Liability of Declarant. The purpose of this Article is merely to describe Declarant's proposed plans for the development of the Project. Without limiting the generality of the foregoing, nothing in this Section 2.4 or elsewhere in this Declaration shall limit the right of Declarant, its successors and assigns, to complete construction of the Project, to alter same, or to construct such additional Improvements as Declarant shall deem advisable prior to the completion, sale and disposition of all Condominiums in the Project.

2.5 Irrevocable Limited Power of Attorney. Each Owner of a Condominium in the Project, by accepting a deed to a Condominium, hereby irrevocably appoints Declarant as such Owner's attorney-in-fact, for himself and each of his Mortgagees, optionees, grantees, licensees, trustees, receivers, lessees, tenants, judgment creditors, heirs, legatees, devisees, administrators, executors, legal representatives, successors and assigns, whether voluntary or involuntary, and hereby grants to Declarant an irrevocable limited power of attorney coupled with an interest for Declarant to act as his attorney-in-fact in connection with any modification to the development plans of all or any portion of the Project. Each Owner hereby acknowledges and agrees that this irrevocable limited power of attorney is: (a) retained for the benefit of the Declarant and not the Owner; and (b) created by Owner's acceptance of a deed to a Condominium and as part of the consideration for the purchase and sale of a Condominium. Based on the foregoing, each Owner further acknowledges and agrees that this irrevocable limited power of attorney is "coupled with an interest" and, pursuant to Section 2356 of the California Civil Code, as same may be amended, from time to time, may not be terminated by: (a) the Owner's revocation of such limited power of attorney; (b) the Owner's death; or (c) the Owner's incapacity to contract. In furtherance thereof and subject to the limitations and restrictions set forth in this Article, Declarant shall have the right and power as a duly authorized attorney-in-fact to perform any of the following actions:

(a) To prepare, execute, acknowledge and record any map, lot line adjustment, certificate of compliance or record of survey affecting the Project required or permitted by the provisions of the Subdivision Map Act of the State of California in effect on the date of the recording of this Declaration, and as thereafter amended, and any ordinances, rules or regulations of the County, and any other governmental entities and authorities having jurisdiction over the Project, in effect on the date of the recording of this Declaration, and as thereafter enacted or amended, or which may be required or permitted by any title insurer, and, in connection therewith, to perform all conditions, undertake any obligations and execute all agreements and documentation required or permitted by any federal, State and local

governmental entities and authorities; to appear before any such governmental entities and authorities; and to execute, acknowledge and deliver any improvement agreements and bonds, and post deposits securing the performance of any such conditions and obligations; and

(b) To prepare, execute, acknowledge and record any amendment to the Condominium Plan, including, without limitation, any amendments necessary to cause such Condominium Plan to conform with the Improvements as actually built, which may be required or permitted by the laws of the State of California as in effect on the date of the recording of this Declaration, as thereafter enacted or amended, and any ordinances, rules and regulations of the City, and any other governmental entities and authorities having jurisdiction over the Project, as in effect on the date of the recording of this Declaration, and as thereafter enacted or amended, or which may be required or permitted by any title insurer, and, in connection therewith, to perform all conditions, undertake any obligations and execute all agreements and documentation required or permitted by any federal, State and local governmental entities and authorities; and to execute, acknowledge and deliver any improvement agreements and bonds, and post deposits securing the performance of any such conditions and obligations; and

(c) To prepare, execute, acknowledge and record any deeds, waivers, releases, reconveyances or other documentation which may be permitted or required to clear title to any constructed or unconstructed Units in the Project.

ARTICLE III
RESERVATION OF EASEMENTS AND OTHER
PROPERTY RIGHTS IN THE ASSOCIATION PROPERTY

3.1 **Amendment to Eliminate Easements.** Until the Close of Escrow for the sale of all Condominiums to members of the public, this Declaration cannot be amended to modify or eliminate the easements reserved herein without the prior written approval of Declarant, and any attempt to do so shall have no effect. Any attempt to modify or eliminate this Section 3.1 shall likewise require the prior written approval of Declarant and the County.

3.2 **Owners' Easements.** Subject to the restrictions and limitations imposed on every Owner shall have a nonexclusive right and easement of access, use and enjoyment in and to the Association Property. Said right and easement shall be appurtenant to and shall pass with title to every Condominium, subject to the limitations set forth in Section 3.3 below.

3.3 **Limitations on Owners' Easement Rights.** The rights and easements of access, use and enjoyment set forth in Section 3.2 hereinabove shall be subject to the provisions of this Declaration, including, but not limited to, the following:

(a) The right of the Association to establish and enforce reasonable Rules and Regulations pertaining to the use of the Association Property;

(b) The absolute right of Declarant to assign parking spaces to Owners of Condominiums, for so long as Declarant owns one (1) or more Condominiums in the Project;

(c) The right of the Association, in accordance with its Articles, Bylaws and this Declaration, to borrow money with the assent of seventy-five percent (75%) of the voting

power of the Association, excluding Declarant, and/or to mortgage, pledge, deed in trust or otherwise hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, for the purpose of improving or repairing the Association Property and related facilities;

(d) The right of the Association to suspend the voting rights for the period during which any Assessment against such Member's Condominium remains unpaid and delinquent; and after Notice and Hearing, to impose monetary penalties or suspend such use rights and easements for a period not to exceed thirty (30) days for any noncontinuing violation of this Declaration or Rules and Regulations, it being understood that any suspension for either nonpayment of any Assessments or breach of such Rules shall not constitute a waiver or discharge of the Member's obligations to pay Assessments as provided herein;

(e) The right of the Association to perform and exercise its duties and powers as set forth herein;

(f) The right of the Association to approve, which approval shall not be unreasonably withheld, and impose various conditions on the reasonable access to the Association Property for the purpose of allowing an Owner to maintain the internal and external telephone wiring designed to serve such Owner's particular Unit; and

(g) Any limitations, restrictions or conditions affecting the use, enjoyment or maintenance of the Association Property imposed by Declarant or the County or other governmental agency having jurisdiction to impose any such limitations, restrictions or conditions, including, but not limited to, the rights of the County or other authorized governmental agency having jurisdiction to use their vehicles or appropriate equipment over those portions of the Association Property designed for vehicular movement to perform municipal functions or emergency or essential public services.

3.4 **Delegation of Association Property Use Rights.** In the event an Owner has rented or leased his or her Condominium, such Owner's rights of use and enjoyment to the Association Property shall be automatically delegated to that Owner's tenants or lessees for the duration of their tenancy, and the Owner shall forfeit any rights of use and enjoyment to the Association Property (except those portions reasonably necessary to access said Owner's Condominium to perform normal functions of a landlord) for the duration of such tenancy.

3.5 **Easements for Utilities.** The rights and duties of the Owners of Condominiums within the Project with respect to sanitary sewer, water, electricity, gas, television cable and telephone lines, and other facilities, shall be governed by the following:

(a) Each respective utility company shall maintain all utility facilities and connections on the Project owned by such utility company; provided, however, that if any company shall fail to do so, it shall be the obligation of each Owner to maintain those facilities and connections located upon or within such Owner's Unit and it shall be the obligation of the Association to maintain those facilities and connections located upon the Association Property. Notwithstanding the foregoing, internal and external telephone wiring designed to serve a single

Unit, but located outside the boundaries of the Unit, shall be maintained by the Owner of said Unit;

(b) Wherever sanitary sewer, water or gas connections, television cables, electricity or telephone lines are installed within the Project and it becomes necessary to gain access to said connections, cables and/or lines through a Unit owned by someone other than the Owner of the Unit served by said connections, cables and/or lines, the Owner of the Unit served by said connections, cables and/or lines shall have the right, and is hereby granted an easement to the full extent necessary therefor, to enter upon such other Unit or to have the utility companies enter upon such other Unit to repair, replace and generally maintain said connections, cables and/or lines;

(c) Whenever sanitary sewer, water or gas connections, television cables, electricity or telephone lines are installed within the Project, and said connections, cables and/or lines serve more than one (1) Unit, the Owner of each Unit served by said connections, cables and/or lines shall be entitled to the full use and enjoyment of such portions of same as service such Owner's Unit;

(d) In the event of a dispute between Owners with respect to the repair or rebuilding of the aforesaid connections, cables and/or lines, or the sharing of the cost thereof, upon written request of one (1) of such Owners addressed to the Association, the matter shall be submitted to the Board who shall decide the dispute, and the decision of the Board shall be final and conclusive on the Owners; and

(e) Easements over the Project for the installation and maintenance of electric and telephone lines, water, gas, drainage and sanitary sewer connections and facilities, and television antenna cables and facilities, all as shown on the recorded map of the Project and as may be hereafter required or needed to service the Project, are hereby reserved by Declarant, together with the right to grant and transfer the same.

3.6 **Public Utilities Easement.** The Association Property shall be subject to permanent, nonexclusive easements for public utility purposes in favor of the County. The easements are intended to establish and reserve the right to install, maintain, inspect, repair and replace, as necessary, electricity lines, transformers and/or service junction boxes, telephone lines, cable television lines, street light standards, mailboxes, fire hydrants, utility meters or other equipment designed to serve the Project. Declarant expressly reserves for the benefit of the Association the right of Declarant to grant additional easements and rights of way over the Project utility companies and public agencies, as necessary, for the proper development, construction, marketing, sales and lease of Condominiums in the Project.

3.7 **Easements for Maintenance of the Association Property.** There is hereby created, granted and reserved a nonexclusive easement in favor of the Association for ingress, egress and access on, over and across all portions of the Project as reasonably required by the Association to perform its maintenance obligations set forth in this Declaration. In the event it becomes necessary for the Association to enter upon any Unit for purposes of: (a) maintaining the Association Property; (b) bringing an Owner and/or such Owner's Unit into compliance with this Declaration, in accordance with the provisions set forth herein, the Association, and its duly

authorized agents and employees, shall have the right, after reasonable notice to the Owner and at a reasonable hour of the day, to enter upon or within such Owner's Unit for the performance of such work. Such entry shall be made with as little inconvenience to the Owner as is practicable, and in the event that any damage shall be proximately caused by such entry, the Association shall repair the same at its expense. Notwithstanding the foregoing, in the event of an emergency, such right of entry shall be immediate.

3.8 **Easements for Air Conditioners/Forced Air Heating Units.** As to any air conditioning compressor or forced air heating unit which is located on a portion of the Association Property, which includes the roof of the Buildings, there is hereby created, established and granted an exclusive easement on, over and across said portion of the Association Property for the permanent placement of such compressor. Additionally, each Owner is granted a non-exclusive easement for ingress, egress and access on and over the Association Property to maintain, repair and replace such Owner's respective air conditioning compressor and/or heating unit.

3.9 **Easements for Drainage.** There are hereby created, granted and reserved over the Association Property easements for drainage according to the established patterns for drainage created by the approved grading plans for the Project, as well as according to the actual, natural and existing patterns for drainage. Each Owner covenants and agrees that he shall not obstruct or otherwise interfere with said drainage patterns of waters, or, in the alternative, that in the event it is necessary and essential to alter said drainage patterns the Owner will make adequate provisions for proper drainage and submit such plans for approval by the Board prior to taking any action to alter the established drainage patterns. In conjunction therewith, each Owner covenants and agrees that he/she shall not alter the flooring surfaces in any manner whatsoever of the Exclusive Use Area balcony appurtenant to the Unit without first submitting the appropriate plans and specifications therefor to the Board, and receiving any necessary approvals from the County.

3.10 **Easements For Clustered Mailboxes.** In order to comply with the requirements of the United States Postal Service, kiosk mailboxes may be installed. Easements are hereby created and reserved on and over the Association Property in favor of all Owners and the United States Postal Service for delivery and deposit of mail.

3.11 **Easements for Construction, Marketing, Sales and Re-Sales.** For so long as Declarant owns any real property in the Project, Declarant hereby reserves nonexclusive easements for access, ingress and egress on and over the Project to carry on normal sales activity, for itself, its agents, employees, contractors, subcontractors, invitees, successors and assigns, including the operation of a parking area in connection with the sale, lease and disposal of Condominiums in the Project. Notwithstanding the foregoing, Declarant's sales and marketing activities shall not unreasonably interfere with the Owner's use and enjoyment of the Association Property.

In connection with the foregoing rights reserved in favor of Declarant, Declarant shall, in addition, have the right: (i) to perform any and all architectural, engineering, construction, excavation, landscaping or related work and activities; (ii) to store and use materials, equipment, vehicles, tools and machinery which may be necessary to desirable in

connection with such construction; (iii) to display signs and erect, maintain and operate for sales, re-sales and administrative purposes; (iv) to perform maintenance repair and replacement of work on or to make custom improvements, alterations and additions to uncompleted Improvements; and (v) to take such other action as consistent with these easements. No Owner (other than Declarant and Declarant's authorized representatives) shall enter any construction area within the Project, or cross any fence or other barricade constructed to prevent such entry or otherwise impede or interfere with such development and construction activities.

3.12 **Ventilation Easements.** Declarant hereby reserves, together with the right to grant and transfer same, easements and rights in, on, over, under, along and through all portions of the Association Property for installation, maintenance, repair and replacement of a ventilation system and related improvements necessary or appropriate for the operation of a restaurant or other permitted businesses within the Condominiums requiring special ventilation; provided, however, such easements and rights shall not unreasonably interfere with the use and enjoyment by the Owners of their Condominiums or the Association Property.

3.13 **Easement for Commercial Signs.** Declarant hereby reserves for itself, together with the exclusive right to grant and transfer same to Owners of Units, easements to affix, install, maintain and repair commercial signs in such locations as Declarant may permit in its sole discretion for so long as Declarant has any right, title or interest in and to a Condominium in the Project. All signs shall require strict compliance with all applicable ordinances and statutes of the County, including, without limitation, making application for, and obtaining the appropriate sign permits from the County.

3.14 **Easements for Support, Settlement and Encroachment.** Declarant, the Association and Owners of contiguous Units shall have a reciprocal easement appurtenant to each Unit which is contiguous to another Unit of a Condominium or which is contiguous to the Association Property for the purposes of:

- (a) Support and accommodation of the natural settlement of any Improvements;
- (b) Encroachments by reason of roof or eave overhangs, and for the maintenance of such roof or eave overhangs;
- (c) Encroachments resulting from construction, reconstruction, repair, shifting, settlement or other movement of any Improvements; and
- (d) Any encroachment due to minor engineering errors and/or construction errors or variances.

In the event of any discrepancy between the as-built location of any Improvements and the Condominium Plan, the as-built location of such Improvements shall be controlling.

3.15 **Reservation of Construction Rights by Declarant.** In addition to the rights reserved by Declarant to control development of the Project as set forth in the Article II herein, nothing in this Declaration shall limit the right of Declarant to establish, reserve and/or grant

additional licenses, easements and rights-of-way in favor of the, itself, the Condominiums, the utility companies and others as may, from time to time, be reasonably necessary for the construction, development, completion and sale of the real property and appurtenant Improvements within the Project. The foregoing rights established and reserved by Declarant shall be subject only to the applicable regulations and requirements of the County.

3.16 **Easement for Public Service Uses.** In addition to the foregoing easements over the Association Property, there are hereby created, established and granted easements for public services, including, but not limited to, the right of police, fire, ambulance and other public services to enter upon any part of the Association Property for purposes of serving the health and welfare of all Owners in the Project.

3.17 **Easement for Emergency Access.** Declarant hereby creates and establishes a permanent, nonexclusive easement for emergency, fire, life and safety purposes on, over, across and through the Association Property in the Project. No obstruction shall be constructed, placed or maintained which obstructs, impedes or otherwise interferes with the emergency access easements.

3.18 **Easements for Master Antennae And Cable Television.** There are hereby reserved for the benefit of Declarant, and its subsidiaries, transferees, successors and assigns, nonexclusive easements of access, ingress and egress to the Project for purposes of installation, operation, maintenance, repair, inspection, replacement and removal of master antennae, cable television service lines, alarm system cabling and all related facilities and equipment. Such easements shall be freely transferable by Declarant to any other person or entity for the purpose of providing such services. All such master antennae, cable television service lines and alarm system cabling shall remain the property of Declarant, its subsidiaries, transferees, successors and assigns. The exercise of all rights reserved hereunder shall not unreasonably interfere with the reasonable use and enjoyment of the Project. Declarant, or its successors and assigns, shall be responsible for any damage in any way arising out of, or in connection with, the rights and activities reserved hereunder.

3.19 **Rights of Entry.** The Association shall have a limited right of entry in and upon any Condominium for the purpose of inspecting the Project, and taking whatever corrective action may be deemed necessary and proper by the Board consistent with the provisions of this Declaration. However, such entry shall be made only to effect emergency repairs or take other emergency measures for the benefit of the preservation of the Project or the welfare of the Owners. Nothing herein shall be construed to impose any obligation upon the Association to maintain, repair or replace any Improvements required to be maintained by the Owners. Any damage caused to a Unit by reason of such entry shall be repaired by the Association and shall be considered as a Common Expense of the Association, unless the proximate cause of the emergency situation arose from the Owner's negligent or willful misconduct.

3.20 **Owner Cooperation for Fumigation.** In the event that it shall become reasonably necessary for the Association to fumigate the Building to control termites, insects, wood-destroying pests, organisms or for other similar purposes, the Owners of all Units in said Building shall cooperate with the Association so as to enable such work to be promptly and effectively completed (including, but not limited to, agreeing on the dates the Owners will vacate

their respective Units to enable the fumigation work to be performed). The cost of such fumigation may be included in the Annual Assessments or reviewed by the Board as a Special Assessment in accordance with the Article hereinbelow entitled "Assessments," as the Board deems appropriate. In any case, each Owner shall be responsible for his or her respective costs for food and lodging during the period the Building is required to be vacated. In the event it is necessary to temporarily vacate a Unit to accommodate the control of termites, insects, wood-destroying pests or organisms, the Association shall give notice to the affected Unit Owners not less than seven (7) days or more than thirty (30) days prior to the date that said Owners must temporarily vacate their Unit. The above-mentioned notice by the Association to be deemed complete, the Association must comply with either of the following:

(a) Personal delivery of a copy of the notice to the occupants of the affected Units and the mailing of said notice to the Owners, if different than the occupants, by first class mail, postage prepaid, at the most current address indicated on the books of the Association; and

(b) Mailing a copy of the notice to the occupants of the affected Units at the address of said Units and a copy of the notice to the Owners, if different from the occupants, by first class mail, postage prepaid, at the most current address shown on the books of the Association.

3.21 Control of Association Property. Control of the Association Property (excluding those portions of the Association Property which are subject to the various rights reserved by Declarant as set forth in this Declaration) shall be turned over by Declarant to the Association prior to or simultaneously with the Close of Escrow for the sale of the last Condominium in the Project to a member of the general public. The nature, design, quality and quantity of all Improvements to the Association Property shall be determined by Declarant, in its sole discretion. The Association shall be obligated to undertake all maintenance responsibilities for the Association Property when easement rights are conveyed and maintenance responsibilities are tendered by Declarant. In the event that a dispute arises between Declarant and the Association with respect to the nature, design, quality or quantity of the Improvements, or the acceptance of maintenance responsibilities therefor, the Association shall be obligated to accept control over the Association Property and undertake maintenance responsibilities pending resolution of the dispute.

ARTICLE IV THE ASSOCIATION

4.1 Organization of Association. The Association is a non-profit unincorporated association. Members may elect to incorporate the Association in accordance with California law.

4.2 Membership. Every Owner of a Condominium, including Declarant, for so long as Declarant owns one (1) or more Condominiums, shall automatically become a Member of the Association, and shall remain a Member thereof until such time as his or her membership ceases, at which time his or her membership in the Association shall automatically terminate. The foregoing is not intended to include persons or entities who hold an interest in a Condominium in the Project merely as security for the performance of an obligation. All memberships in the

Association shall be appurtenant to the Condominium owned by each Member, and memberships in the Association shall not be assignable, except to the person or entity to whom the title to the Condominium has been transferred. Ownership of such Condominium shall be the sole qualification for membership in the Association. The memberships in the Association shall not be transferred, pledged or alienated in any way, except upon the transfer of title to said Condominium, and then only to the purchaser or Mortgagee of such Condominium. Any attempt to make a prohibited membership transfer shall be void and will not be reflected in the books of the Association.

4.3 **Classes of Membership.** The Association shall have two (2) classes of voting membership, as follows:

(a) **Class A.** Members shall be Owners (with the exception of the Declarant while the Class B Membership is in existence). The Class A Members owning Condominiums shall be entitled to one (1) vote for each Condominium owned. When more than one person holds an interest in any Condominium, all such persons shall be Members. The vote for such Condominium shall be exercised as the Owners, among themselves determined, but in no event shall more than one (1) be cast with respect to any Condominium.

(b) **Class B.** Member shall be Declarant, and shall be entitled to ten (10) votes for each Condominium owned in the Project. The Class B Membership shall cease and be converted to Class A Membership upon the happening of the earlier to occur of the following events: (i) the second (2nd) anniversary of the first conveyance of a Condominium to a member of the general public; or (ii) the Close of Escrow for the sale of all Condominiums in the Project to members of the general public, provided, however, if as of such second (2nd) anniversary at least seventy-five percent (75%) of the Condominiums are not sold, then the conversion date shall be extended to the fifth (5th) anniversary of the first conveyance of a Condominium.

4.4 **Voting; Joint Owners.** Those Members appearing in the official records of the Association as record Owners of Condominiums shall be entitled to notice of any meeting of Members. If there is more than one (1) record Owner of any Condominium ("**joint Owners**"), all such joint Owners shall be Members of the Association and may attend any meetings of the Association, but only one (1) such joint Owner shall be entitled to exercise the vote to which the Condominium is entitled. Fractional votes shall not be allowed. Joint Owners may, from time to time, designate in writing one (1) joint Owner to vote. Where no joint Owner is designated, a vote made by a joint Owner of such Condominium shall be conclusively presumed to have been cast with full authority and consent of the joint Owners. In the event of a dispute among joint Owners as to how their vote shall be cast, the joint Owners shall lose their right to vote on the matter in question, and any attempt to cast a vote in those circumstances shall be disallowed by the Board. The Board shall have no jurisdiction to determine any matters relating to the entitlement of Declarant to vote, or the manner in which such vote is exercised.

4.5 **Vesting of Voting Rights.** The voting rights attributable to any given Condominium in the Project, as provided for herein, shall not vest until the Assessments provided for hereinbelow have been levied by the Association against said Condominium.

4.6 **Suspension of Voting Rights.** As more particularly set forth in the Article entitled "General Provisions," the Board shall have the authority, among other things, to suspend the voting rights of any Member to vote at any meeting of the Members for any period during which such Owner is delinquent in the payment of any Assessment, regardless of type, it being understood that any suspension for nonpayment of any Assessment shall not constitute a waiver or discharge of the Member's obligation to pay the Assessments provided for in this Declaration.

4.7 **Transfer.** The Association membership held by any Owner of a Condominium shall not be transferred, pledged or alienated in any way, except as incidental to the sale of such Condominium. In the event of such sale, the Association membership may only be transferred, pledged or alienated to the bona fide purchaser or purchasers of the Condominium, or to the Mortgagee (or third party purchaser) of such Condominium upon a foreclosure sale. Any attempt to make a prohibited transfer is void and will not be reflected upon the books and records of the Association. The Association may levy a reasonable transfer fee against new Owners (which fee shall be a Compliance Assessment chargeable to such new Owner) to reimburse the Association for the actual administrative cost of transferring the memberships to the new Owners on the records of the Association.

4.8 **Proxies Record Dates.** For the purposes of determining Members entitled to notice of any meeting, to vote or to exercise any other rights in respect of any lawful action, the Board may fix in advance record dates as provided in the Bylaws.

ARTICLE V

POWERS AND DUTIES OF THE ASSOCIATION

5.1 **Management Body.** The Association is hereby designated as the management body of the Project. The affairs of the Association shall be managed by a Board of Directors, as more particularly set forth in this Declaration. The initial Board shall be appointed by the Declarant. Thereafter, the Directors shall be elected as provided in the Bylaws.

5.2 **Powers.** The Board, for and on behalf of the Association, shall have the right and power to do all things necessary to conduct, manage and control the affairs and business of the Association. Subject to the provisions of the Articles, the Bylaws and this Declaration, the Board shall have all general powers authorized under the Act and the California Corporations Code for nonprofit, mutual benefit corporations, and shall have the following specific powers:

(a) Enforce the provisions of this Declaration and all contracts or any agreements to which the Association is a party;

(b) Acquire, manage, maintain, repair, replace and inspect all Association Property and Improvements located in the Project, including all personal property, in a neat, clean, safe and attractive condition at all times, and to pay all utilities, gardening and other necessary services for the Association Property;

(c) Acquire (by gift, purchase or otherwise) own, hold, improve, operate, maintain, convey, sell, lease, transfer or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) Insurance coverage to the Association Property as provided in this Declaration, pursuant to the terms of that Article herein entitled "Insurance";

(e) Obtain, for the benefit of the Association Property, all commonly metered water, gas and electric services, refuse collection and cable (or master antenna) television service;

(f) Employ and retain a professional Manager and/or management company to perform all or any portion of the duties and responsibilities of the Board and engage such other personnel (including attorneys, accountants, janitorial services, landscape contractors) as necessary for the operation of the Project and administration of the Association;

(g) Pay all taxes and special assessments which would be a lien upon the entire Project or the Association Property, and to discharge any lien or encumbrance levied against the entire Project or the Association Property;

(h) Pay for reconstruction of any portion of the Association Property damaged or destroyed (to the extent not covered by insurance proceeds);

(i) Delegate its powers and authority to committees, officers or employees of the Association, or to a manager employed by the Association, provided that the Board shall not delegate its responsibility:

(j) to make expenditures for additions or Improvements chargeable against the reserve funds;

(k) to conduct hearings concerning compliance by an Owner or such Owner's tenant, lessee, guest or invitee with the Management Documents;

(l) to make a decision to levy monetary fines, impose Special Assessments against Condominiums, temporarily suspend an Owner's rights as a Member of the Association or to otherwise impose discipline; or

(m) to make a decision to bring suit, record a claim of lien or institute foreclosure proceedings for default in payment of Assessments.

(n) Adopt reasonable Rules and Regulations concerning the maintenance, improvement, use and/or occupancy of the Project;

(o) Enter into any Unit when necessary in connection with maintenance or construction for which the Association is responsible;

(p) Retain, if deemed appropriate by the Board, and pay for legal and accounting services necessary and proper for the efficient operation of the Association, enforcement of this Declaration, the Rules and Regulations and architectural and landscape guidelines, or in performing any other duties or enforcing any other rights of the Association;

(q) Retain private security service to provide patrol service to the Project and to monitor and enforce all parking regulations set forth herein or in the Rules and Regulations promulgated and adopted by the Board;

(r) Discharge by payment, if necessary, any lien against the Association Property or other portions of the Project, and charge the cost of removing said lien from record against the Owner or Owners responsible for its existence;

(s) Promulgate and adopt inspection and maintenance guidelines for the periodic inspection and maintenance of the Association Property, and all Improvements located therein;

(t) The power to appoint or designate a trustee to enforce assessment liens by sale as provided in the Article herein entitled "Effect of Nonpayment of Assessments; Remedies of the Association";

(u) Grant easements or licenses where necessary for utilities and sewer facilities over, under and across the Association Property to serve the Project;

(v) Grant nonexclusive easements over the Association Property as necessary and appropriate for the express purpose of permitting the Association to perform its maintenance responsibilities pursuant to this Declaration;

(w) The power (and duty) to join with Declarant in the execution of any lot line adjustment, certificate of compliance or other instrument relating to any such lot line adjustment or certificate of compliance provided that such instrument and the resulting conveyance are made for (i) the purpose of eliminating encroachments; (ii) to permit changes in the development plans in circumstances where changes are the result of topography, obstruction, hardship, or aesthetic or environmental conditions; or (iii) other requirements imposed in the Development Regulations;

(x) Initiate, defend, settle or intervene in litigation, arbitration, mediation or other administrative proceedings in its own name as the real party in interest without joining with it the individual Owners in matters pertaining to the following: (i) enforcement of the Management Documents; (ii) damage to the Association Property; (iii) damage to those portions of the Project for which the Association is obligated to maintain, inspect and repair; and (iv) damage to Units which arise out of or are integrally related to, damage to the Association Property; and

(y) Perform any and all other acts and things that an incorporated nonprofit, mutual benefit corporation organized under the laws of the State of California is empowered to do, which may be necessary, convenient or appropriate in the administration of its affairs for the specific purposes of meeting its duties as set forth in this Declaration.

5.3 **Duties.** The Board shall perform and execute the following duties for and on behalf of the Association:

- (a) Provide, water, sewer, gas, electricity, trash collection, periodic drainage device clearing and other necessary utility services for the Association Property, and, if not separately metered or provided, for the Units;
- (b) Provide insurance for the Association and its Members in accordance with the provisions of the Article hereinbelow entitled "Insurance;"
- (c) Maintain and repair all portions of the Association Property in a neat, clean, safe, attractive, sanitary and orderly condition at all times, according to the provisions contained herein and in the WQMP, as applicable;
- (d) Contract for any other material, supplies, furniture, labor, services, maintenance, repairs, structural alterations and insurance which the Association is required to pay for pursuant to the terms and provisions of this Declaration or by law;
- (e) Cause financial statements for the Association to be regularly prepared in accordance with the Act, and any companion and successor statutes, and distributed to each Member of the Association;
- (f) Cause a study of the reserve account requirements of the Project to be conducted if the current replacement value of the major components which the Association is obligated to repair, replace, restore or maintain is equal to or greater than one-half (½) of the gross Association budget for any fiscal year of the Association. The Board shall review the reserve study annually, and shall consider and implement necessary adjustments to the Board's analysis of the reserve account requirements as a result of such review;
- (g) Assume and pay out of the Assessments provided for hereinbelow all costs and expenses incurred by the Association in connection with the performance and execution of all of the aforesaid powers and duties, and any other powers and duties the Association may assume as provided for in Section 5.4 hereinbelow;
- (h) Formulate, adopt and enforce such Rules and Regulations as it may deem proper for the operation of the Association Property, as more particularly described below. Notice of adoption of any such Rules and Regulations and of any change, amendment or repeal thereof, shall be given in writing to each Member and shall be on file in the principal office of the Association. In the event of any conflict between such Rules and Regulations and this Declaration, this Declaration shall prevail;
- (i) Enforce all applicable provisions of this Declaration, the Articles, Bylaws and such Rules and Regulations of the Association, and of all other documents pertaining to the ownership, use, management and control of the Project;
- (j) Give notices in writing to lenders and investors participating in the financing of the sale of Condominiums in the Project, as required herein;
- (k) Within ten (10) days of the mailing or delivery of a written request from an Owner, provide said Owner with a copy of the Management Documents for the Association, together with a true statement in writing as to the amount of any delinquent Assessments,

penalties, attorneys' fees and other charges therein as provided by this Declaration or other management documents of the Board as of the date of such request. The Board may impose a fee for providing the foregoing, but in no event shall the fee exceed the reasonable cost to prepare and reproduce the requested documents. In addition, make available during normal working business hours or upon request under reasonable circumstances to any prospective purchaser of a Condominium, any Owner of a Condominium, any first Mortgagee and the holder(s), insurer(s) and guarantor(s) of the first Mortgage on any Condominium, current copies of this Declaration, the Articles, the Bylaws, the Rules and Regulations, the membership register, including mailing addresses and telephone numbers, and all other books, records and financial statements of the Association; and

(l) Represent the Owners in matters pertaining to the rights and responsibilities of the Association as a member of the Master Association.

5.4 **Discretionary Powers.** The Board, at its option, may assume, perform and execute the following powers and duties for and on behalf of the Association:

(a) Retain the services of a Manager for the Project and provide such other personnel as the Association deems necessary and proper to assist in the operation of the Association and/or management of the Association Property, regardless of whether such other personnel are employed directly by the Association or otherwise;

(b) Remove or replace any Improvement that extends into the Association Property under authority of an easement when access to a utility line underneath such Improvement is requested by any utility company; provided, however, that the cost shall be assessed against the Owner of the Condominium involved as a Compliance Assessment if said Owner caused the Improvement to be so placed in the Association Property without legal right to do so;

(c) Incur any liability or pay any costs or expenses for a single Condominium or Owner thereof; provided, however, that in the event the Association does incur any such liability or pay any such costs or expenses, the amount thereof shall be specially assessed against the Owner of such Condominium as a Compliance Assessment; provided further, however, that nothing herein shall permit the Association to assess the Owners for any new Improvements to the Association Property except as otherwise provided in this Declaration;

(d) Subject to the limitations set forth in this Article, contract for any other material, furniture, labor, services, maintenance, repairs, structural alterations or insurance, or pay any taxes or Assessments which, in the opinion of the Board, shall be necessary or proper for the operation of the Association Property for the benefit of the Owners or for the enforcement of this Declaration;

(e) Initiate, defend, settle or intervene in litigation, arbitration, mediation or administrative proceedings in its own name as the real party in interest and without joining with it the individual Owners in matters pertaining to the following:

(i) Enforcement of this Declaration and other Management Documents;

(ii) Damage to the Association Property; or

(iii) Damage to Units which arises out of, or is integrally related to, damage to the Association Property.

5.5 **Notification by Association of Defects.** Subject to the provisions of Article XVI, Section 16.12 herein, the Board shall, in the event of any alleged defect in any improved Association Property which the Association believes the Declarant may be responsible, provide Declarant with written notice of such defect. Declarant shall have a reasonable opportunity to inspect such alleged defect, and if Declarant agrees with the Board (or otherwise elects to perform the work) to repair, replace or otherwise cure any defect in workmanship and/or material. The Association acknowledges and agrees that Declarant (or its authorized agents), shall be entitled at its sole discretion to determine the material and methods to be used in effecting such repair, replacement or cure.

5.6 **Delegation of Duties.** In the event that the Association shall delegate any or all of its duties, powers or functions to any person, corporation or firm to act as manager, neither the Association nor the members of its Board shall be liable for any omission or improper exercise by the manager of any such duty, power or function so delegated.

5.7 **Right of Entry for Emergency.** The Board, any person authorized by the Board or any Owner may enter any Unit or Apartment in the event of any emergency involving illness or potential danger to life or property. Such entry shall be made with as little inconvenience to the Owner as is practicable, and in the event that any damage shall be proximately caused by or result from said entry, the Association shall repair the same at its expense.

5.8 **Right of Entry for Repairs.** The Board, or any person authorized by the Board, shall have the right to enter, upon reasonable notice, any Unit to affect necessary repairs which the Owner has failed to perform or which are necessary in connection with the repairs to the Association Property or an adjoining Unit. Such entry shall be made with as little inconvenience to the Owner as is practicable, and in the event that any damage shall be proximately caused by or result from said entry, the Association shall repair the same at its expense.

5.9 **Licenses, Easements and Rights-of-Way.** Declarant, for and on behalf of the Association, is authorized and empowered to grant such licenses, easements and rights-of-way for sewer lines, water lines, underground conduits, storm drains, roadways, and other public utility purposes over those portions of the Association Property upon which no Building or other structure has been erected as may be necessary and appropriate for the orderly maintenance, preservation and enjoyment of the Association Property or for the preservation of the health, safety, convenience and welfare of the Owners.

5.10 **Association Rules and Regulations.** The Association shall have the power but not the duty to establish, amend, restate, delete and create exceptions to, Association Rules and Regulations.

(a) **Standards for Enforceability.** To be valid and enforceable, a rule and regulation must satisfy all of the following requirements:

- (i) the Rule and Regulation shall be in writing;
- (ii) the Rule and Regulation is within the authority of the Board conferred by law or by the Association management documents; and
- (iii) the Rule and Regulation is reasonable.

5.11 **Schedule of Fines and Penalties.** The Board may adopt a schedule of reasonable fines and penalties which, in its reasonable discretion, it may impose against an Owner for the failure of such Owner, or of a resident, guest or invitee of such Owner, to comply with any provisions of this Declaration or the Association's Rules and Regulations. The Board shall adopt and distribute to each Member, by personal delivery or by first class mail, a schedule of such fines and penalties. The Board shall not be required to distribute any additional schedules unless there are changes from the schedule that was adopted and distributed to the Members pursuant to this Section. Such fines or penalties may only be imposed by the Board after Notice and Hearing, as set forth in the Bylaws. All fines and penalties are personal obligations of the Owner against whom such fines and penalties are imposed, and are not enforceable by lien.

ARTICLE VI ASSESSMENTS

6.1 **Creation of the Lien and Personal Obligation of Assessment.** The Declarant, for each Condominium owned within the Project, hereby covenants, and each Owner of any Condominium, by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (a) Annual Assessments; (b) Special Assessments; (c) Compliance Assessments; (d) Reconstruction Assessments; (e) Emergency Assessments; and (f) such other assessments as the Association may periodically establish. All Assessments (other than Compliance Assessments), together with a reasonable late charge as may, from time to time, be established by the Board in accordance with California law, interest, costs and reasonable attorneys' fees for the collection thereof, shall be a charge against and a continuing lien upon the Condominium against which each such Assessment is levied, and shall also be the personal obligation of the Owner of such property at the time when the Assessment came due. Each Compliance Assessment levied against a Condominium, together with interest, costs, reasonable late charges and reasonable attorneys' fees for the collection thereof, shall be the personal obligation of the Owner of the property at the time of the Assessment. The personal obligation for delinquent Assessments shall not pass to the successors in title unless expressly assumed by them.

6.2 **Purpose of Annual Assessments: Levy and Collection.** The Annual Assessments levied by the Association shall be used exclusively to promote the health, safety and welfare of the Owners and occupants of Units in the Project and to maintain, repair, replace, to improve the Association Property, and any other Improvements or areas which the Association is obligated to maintain, and to discharge any other obligations of the Association under this Declaration. The Association, by and through its Board, shall levy and collect Assessments from the Owner of each Condominium in the Project in an amount sufficient to cover all of the Common Expenses incurred by the Association in connection with the performance and execution of the powers and duties set forth in this Declaration and elsewhere in the

Management Documents. In connection therewith, the Association shall not impose or collect assessments, penalties or fees that exceed the amount reasonably necessary for the purpose or purposes for which they were levied.

6.3 **Association Funds.** The Assessments collected by the Association may be established as trust accounts at a banking or savings institution and may be combined so long as reserved funds are not combined with operating funds and the funds are treated as separate funds for accounting purposes. The Boards shall budget and keep at least the following accounts ("**Maintenance Funds**") into shall be deposited all monies paid to the Association, and from which disbursements shall be made by the Board and/or the Manager for the performance of the Association's functions:

(a) **General Operating Fund.** A general operating fund for current expenses of the Association exclusive of current expenses attributable.

(b) **Reserve Funds.** If funds are collected for reserves, then an adequate Reserve Fund for capital improvements replacement, painting and other long-term repairs of Improvements to the Association Property which the Association does not expect to perform on an annual or more frequent basis, shall be maintained.

6.4 **Allocation and Payment of Assessments.** Assessments shall be assessed against the Owners and their Condominiums in the allocations provided in **Exhibit "B"** attached to this Declaration. The Board shall prepare, approve and make available to each Owner a pro forma operating budget of the Common Expenses not less than seven (7) days nor more than sixty (60) days prior to the beginning of each fiscal year of the Association, or as otherwise agreed to by the Owners. If the Board determines that the estimated total charges for the current year is or will become inadequate to meet all Common Expenses for the Project for any reason, it shall immediately determine the approximate amount of the inadequacy. The Board shall have the authority to levy, at any time a supplemental Regular Assessments reflecting the revision of total charges to be assessed against each Condominium.

6.5 **Commencement of Regular Assessments.** Regular Assessments shall commence on the Condominiums on the first day of the calendar month immediately following the first close of escrow for the sale of a Condominium in the Project. Regular Assessments shall be levied and collected quarterly or annually, as determined by the Board. The Board may determine that funds in the General Operating Fund at the end of a given fiscal year of the Association be retained to reduce the following fiscal year's Regular Assessments. Upon dissolution of the Association incident to the abandonment or termination of the Project, the amounts remaining in any of the funds of the Association shall be distributed to or for the benefit of the Members in accordance with their Allocable Shares as set forth in the Budget.

6.6 **Adjustment of Maintenance Assessments.** If, during any fiscal year of the Association, it becomes apparent that the estimated Common Expenses and/or the Budget upon which the Regular Assessments were based are found to be incorrect, insufficient or overstated to the extent that the Regular Assessments which the Board determines will be received for the balance of such fiscal year will be inadequate, to ensure that the Association can provide its stated services to meet the Association's obligations intended to be covered by such Maintenance

Assessments, the Board may amend the Budget and increase the Regular Assessments for the balance of such fiscal year in support thereof by sending written notice to all Owners.

In addition, should the Board determine that the use of a particular Unit(s) or its (their) Exclusive Use Area(s) will cause an increase in the premium(s) for any insurance policy which the Association is obligated to obtain pursuant to the Article herein entitled "Insurance," the Board shall assess the amount of the increased premium only to that (those) particular Unit(s). The Board shall base its decision to assess the amount of the increased premium based on a written statement from the insurance company or insurance agent which provides (i) the amount of the premium increase, (ii) which particular use(s) caused the increase, and (iii) the allocation of the increase to each of the particular Units.

6.7 **Failure to Fix Assessments.** The failure by the Board to levy an Assessment for any fiscal year shall not be deemed a waiver or modification with respect to any of the provisions of this Declaration or a release of liability of any Owner to pay Assessments, or any installment thereof, for that or any subsequent accounting period. No abatement of Maintenance Assessments or any other Assessment shall be claimed or allowed for inconvenience or discomfort arising from the making of repairs or Improvements to the Association Property or from any action taken to comply with any law or any determination by the Board or for any other reason.

6.8 **Emergency Situations.** Increases in Regular Assessments or Special Assessments which may become necessary for emergency situations. For purposes of this Section, an emergency situation is any one of the following:

- (a) An extraordinary expense required by an order by a court;
- (b) An extraordinary expense necessary to maintain or repair of the Association Property that is necessary to remedy any dangerous condition in the Properties that represents a threat of damage or injury to any person or property; and
- (c) An extraordinary expense necessary to repair or maintain or correct the Association Property, or any portion thereof, that could not have been reasonably anticipated by the Board or was not allocated by the Board at the time the most recent Association budget was prepared.

6.9 **Special Assessments for Capital Expenditures.** In addition to Regular Assessments, the Board may levy Special Assessments for the purpose of raising funds not otherwise provided for under the Budget for Regular Assessments, to (a) construct or reconstruct, repair or replace Improvements within the Association Property, including necessary personal property related thereto; (b) refurbish the Association Property; (c) provide for facilities and equipment necessary to offering services authorized in this Declaration; or (d) repay any loan made to the Association to enable it to perform its duties and functions authorized by this Declaration. Special Assessments for Improvements shall be levied on the same basis as Regular Assessments.

6.10 **Estoppel Certificate.** The Board shall, upon demand, and for a reasonable charge to defray the costs, furnish a certificate signed by an officer or agent of the Association,

setting forth the Assessments levied upon a particular Unit which are due but unpaid. A properly executed certificate of the Association as to the status of such Assessments is binding upon the Association as of the date of the certificate's issuance.

6.11 **Compliance Assessments.** Each Compliance Assessment levied against a Unit, together with interest, costs, reasonable late charges and reasonable attorneys' fees for the collection thereof, shall be the personal obligation of the Owner of the property at the time of the Assessment. The personal obligation for delinquent Assessments shall jointly and severally be the responsibility of the Owner and its successors in title. A Compliance Assessment may not be characterized nor treated as an assessment which may become a lien against the Owner's Parcel enforceable by a sale in accordance with the provisions of Sections 2924, 2924(b) and 2924(c) of the Civil Code; provided, however, the foregoing shall not apply to any Compliance Assessment imposed against an Owner consisting of a reasonable late payment penalty for delinquent Assessments and/or charges to reimburse the Association for the loss of interest and for costs reasonably incurred (including attorneys' fees) in its efforts to collect delinquent Assessments and/or charges to reimburse the Association for the loss of interest and for costs reasonably incurred (including attorneys' fees) in its effort to collect delinquent Assessments. The Board shall have the authority to adopt a reasonable schedule of Compliance Assessments for any violation of this Declaration.

6.12 **Certification of Payment.** The Association shall, upon demand and for a reasonable charge, furnish a certificate signed by an officer or agent of the Association setting forth whether the Assessments on a specified Parcel have been paid. If a certificate states that Assessments have been paid, such certificate shall be conclusive evidence of such payment.

6.13 **Offsets and Waiver Prohibited.** No Owner may waive or otherwise avoid liability for the Assessments provided for herein for any reason whatsoever, including, but not limited to, non-use of the Association Property or abandonment of the Condominium, nor shall any Owner be entitled to any offset against any Assessment provided for herein for any reason whatsoever, including, but not limited to, any expenditure made by such Owner for or on behalf of the Association.

6.14 **Unsegregated Real Property Taxes.** Until such time as the County Tax Assessor segregates the real property taxes on the Properties into separate assessments for each Condominium, the Association shall, upon written request of Declarant, make and enforce a property tax assessment ("**Property Tax Assessment**") against each Owner whose Condominium is taxed to Declarant pursuant to an unsegregated property tax bill on the Properties, or any portion thereof. The Property Tax shall be calculated using the allocations for Common Expenses as provided on attached **Exhibit "B."** The Property Tax Assessment shall constitute a lien on such Owner's Condominium which shall be deemed hereunder as of the date such taxes became a lien and shall be enforceable as provided herein. The Association shall, at least forty-five (45) days prior to the delinquency date of any blanket tax installment, deliver to each Owner a copy of the tax bill, along with a written notice setting forth the Owner's obligation to pay a proportionate share of the tax installment and the potential additional charges to the Owner for failure to comply. The Association shall pay the taxes on behalf of any Owner who does not pay his proportionate share. The Association shall add to the Regular Assessments of a delinquent Owner the amount of any sum advanced, plus interest at the rate of ten percent (10%)

per annum, or the maximum amount allowed by law, and any amount necessary to reimburse the Association for any penalty or late charge actually assessed in connection with the blanket tax bill, which late charge results from the failure of the delinquent Owner to make timely payment of his Property Tax Assessment. The foregoing provisions relating to the collection of Property Tax Assessments in connection with a blanket tax bill may not be amended without the express written consent of Declarant, for so long as the Declarant is the Owner of one (1) or more Condominiums in the Project.

ARTICLE VII
EFFECT OF NONPAYMENT OF ASSESSMENTS
REMEDIES OF THE ASSOCIATION

7.1 **Effect of Nonpayment of Assessment. Remedies of the Association.** Subject to the applicable provisions set forth in California Civil Code Sections 6800, et seq., and any successor and companion statutes, any Regular, Special or Compliance Assessment not paid within fifteen (15) days after the due date shall be deemed delinquent and the Owner may be required by the Board to pay (a) reasonable costs of collection, including reasonable attorneys' fees; (b) a reasonable late charge not exceeding ten percent (10%) of the delinquent Assessment or Ten Dollars (\$10.00), whichever is greater, or as may, from time to time, be established by the Board in accordance with California law; and (c) interest on all sums imposed under this Section at an annual percentage rate not to exceed twelve percent (12%) commencing thirty (30) days after the Assessment was due. The Board, for and on behalf of the Association, may commence legal action against the Owner personally obligated to pay the same, or, in the case of a Regular or Special Assessment, may foreclose the lien against his Parcel. Such lien may also be foreclosed by a power of sale or other nonjudicial procedure provided for by law. Each Owner hereby vests in the Association, its successors or assigns, the right and power to bring all actions at law or to pursue the foreclosure of a lien against any Owner for purposes of collecting such delinquent Assessments, in the manner provided in the Act.

7.2 **Mortgagee Protection.** Notwithstanding all other provisions hereof, no lien created hereunder nor any breach of the terms and provisions of this Declaration, nor the enforcement of any term or provision hereof, shall defeat or render invalid the rights of any Mortgagee under any recorded first Mortgage or deed of trust upon a Condominium made in good faith and for value; provided, that after such Mortgagee or other person or entity obtains title to such Condominium by judicial or nonjudicial foreclosure, such Condominium shall remain subject to this Declaration and the payment of Assessments which fall due subsequent to the date of taking title.

7.3 **Code Section Subject to Change.** The provisions of this Article rely on provisions of California's statutory law, which have been revised frequently. The Board is cautioned to have its legal consultant carefully review statutes in effect as of the date any notices or other actions are taken pursuant to this Article.

ARTICLE VIII
USE RESTRICTIONS

All Residential Condominiums and Association Property shall be held, occupied, used and enjoyed subject to the following restrictions, limitations and exemptions reserved by and in favor of Declarant and the City, as set forth in this Declaration:

8.1 **Use Restrictions Applicable to Condominiums.**

8.1.1 **Permitted Uses.** The Units shall be used solely for the parking and storage of motorized vehicles, trailers, watercraft and for storage of personal property. Any Owner or Occupant may engage in routine maintenance of the vehicle(s) stored in the Unit, provided, however, that no such routine maintenance may be engaged in for profit, nor may the same be conducted in a manner which may pose a risk to any other Unit and/or any portion of the Association Property. No routine maintenance shall be conducted outside the Unit and all waste products, waste oils, waste anti-freeze, cleaning rags and containers shall be removed from the Unit and the Association Property at the end of such routine maintenance session.

8.1.2 **Prohibited Uses.** A Condominium shall not be occupied and used except for the permitted uses set forth in Section 8.1.1 above, or such compatible use purposes by the Owner or his or her Occupants in conformance with the County's Development Regulations Code and other development restrictions as maybe imposed by the County or other public agencies. In addition, no painting or refinishing of any vehicles shall be permitted at any time. No Units shall be used for residential, or other commercial or non-commercial purposes.

No Condominium may be used for residential purposes of any nature. In addition to the foregoing, the following are considered to be prohibited uses of the Condominiums : (i) animal breeding; (ii) appliance repair, other than the repair of small household appliances; (iii) sale or servicing of firearms of any sort; (iv) motorized garden tool repair such as, but not limited to, lawnmowers, chain saws and leaf blowers; (v) adult bookstore, massage parlor or day spa; (vi) pool or billiard hall; (vii) gaming casino, video game parlor or movie theater; (viii) pest control services; (ix) upholstery and furniture repair; (xi) welding; (xii) any operation which would permit the introduction of hazardous materials into a Unit or onto the Association Property, including any use which requires a hazardous materials permit from the applicable Public Agency.

8.2 **Signs.** The location, style and size of signs within the Project are a matter of paramount importance in the development and enjoyment of this Project. Therefore, no Owner may install, or cause to be installed, any signs, banners, flags, posters, or other advertising or display devices which are visible to the public either from within a Condominium, or which may be affixed to the Building without the express written consent of Declarant. No 'for sale,' for lease' or 'for rent' signs of any kind may be attached to the Building, or any portions thereof. Signs of this nature shall be free-standing and placed in landscaped areas within Association Property designated by Declarant and the Board. The Owners and their Occupants shall be responsible and liable for any damage caused by improvements in the Association Property caused by placement and maintenance of such signs, and the Board shall have the right to levy and collect a Compliance Assessment from the offending Owners or Occupants, and may

commence legal action to enforce the restrictions and limitations provided herein. At such time as Declarant. As such time as Declarant is no longer an Owner of a Condominium in the Project, then the Board shall assume authority and responsibility for maintaining any Sign Guidelines, if any, established by Declarant and/or by the County. Notwithstanding anything herein to the contrary, no sign of any kind shall be displayed on any portion of the Project except such sign or signs which strictly conform to the regulations of the County. Declarant, at its election, and thereafter the Board, may similarly cause unauthorized signs to be removed and destroyed, or, at the expense of the offending Owner, to be brought into conformity with this Declaration and any Sign Guidelines adopted by Declarant and/or the Board. This section shall not apply to any signs used by Declarant or its agents in connection with the original construction and sale of Condominiums in the Project. The Owner will be fully responsible for the performance of his sign contractor and will indemnify, defend and hold harmless Declarant and the Association from damages or liabilities resulting from the work of such sign contractor. Declarant shall have the absolute authority to approve any sign contractor prior to the installation of any signs within the Project.

8.3 **Repair and Maintenance by Owners.** Each Owner shall maintain, repair, replace, paint, paper, plaster or tile finish and restore, at his or her sole cost and expense, all portions of his or her Unit and the improvements therein, including, without limitation, the plumbing, heating, cooling and ventilation systems, windows, doors, roll up garage doors, and controlled access equipment of any kind, light fixtures actuated from switches controlled from or separately metered to such Owner's Unit and the interior surfaces of the walls, ceilings, floors, and permanent fixtures within the Unit in a neat, clean, sanitary and attractive condition at all times. Notwithstanding any other provision in this Declaration to the contrary, each Owner shall also be responsible for all maintenance and repair of any internal or exterior telephone wiring (including, without limitation, such wiring utilized for DSL, T-1, modem or other electronic communication) wherever located which is designed to serve only his or her Condominium. The Owner shall be entitled to reasonable access over the Association Property for such purposes, subject to reasonable limitations imposed by the Board. Each Owner shall be responsible for the payment when due of all charges for any utility service which is separately metered to his or her Condominium.

8.4 **Hazardous Materials.** An Owner shall not use or keep in a Unit or in the Association Property any flammable or combustible fluids or other hazardous materials, other than those required to operate the business for which the Unit is used and for normal cleaning of the Unit.

8.5 **Customers, Guests and Lessees.** Owners shall be responsible for compliance by his or her customers, guests and lessees, and his/her lessees' customers and guests, with the provisions of this Declaration and any Rules and Regulations adopted by the Board. Owners shall maintain a policy or policies of public liability insurance in an amount which is reasonable for the use of the Condominium.

8.6 **Hold Harmless and Indemnity.** Each Owner and occupant of a Condominium assumes all risks which may result from the installation of Improvements to the Unit and each Owner indemnifies and holds harmless the Association, Declarant and each other Owner from any claims, demands, liabilities, judgments, attorneys' fees and other obligations which arise out

of or are incurred in connection with the installation and maintenance or removal of Improvements with a Unit or the Association Property of the Project.

8.7 **Conduct Affecting Insurance.** Nothing shall be done or kept in any Unit or in the Association Property which will increase the rate of insurance on the Association Property without the approval of the Association. No Owner shall permit anything to be done or kept in his Unit or in the Association Property which will result in the cancellation of insurance on the Association Property or which would be in violation of any law. If, by reason of the occupancy or use of said premises by the Owner and his or her Occupants, the rate of insurance to the Association Property shall be increased, the Owner shall become personally liable for the additional insurance premiums.

8.8 **Nuisances.** No noise or other nuisance shall be permitted to exist or operate upon any portion of a Unit so as to be offensive or detrimental to any other Unit or to occupants thereof. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes), noisy or smoky vehicles, large power equipment or large power tools, unlicensed off-road motor vehicles or other items which may unreasonably disturb other Owners or their tenants, shall be located, used or placed on any portion of the Project without the prior written approval of the Board. Alarm devices used exclusively to protect the security of a Unit and its contents shall be permitted, provided that such devices do not produce annoying sounds or conditions as a result of frequently occurring false alarms.

8.9 **Antennas and Satellite Dishes.** No Owner shall install, or cause to be installed, any television, video, radio, "Citizens Band" (C.B.) antenna, satellite dish or other similar electronic receiving or broadcasting device on the exterior of any Unit or elsewhere within the Association Property, unless: (a) contained entirely within a Unit or other approved structure; (b) reasonably obscured from view from any public streets or other part of the Project; and (c) such screening materials have been approved by the Board and, if required, by the County. Each Owner, by acceptance of a deed for conveyance of a Condominium in the Project, acknowledges, understands and agrees that provisions of this Section; (e) shall at all times be subject to current federal and state laws pertaining to the placement, installation and use of antennas, satellite dishes, etc. In the event of any conflict between the provisions set forth herein, the Declaration shall be deemed to be superseded to the extent of any conflict. This Section shall not apply to a master antennae or cable television antennae system installed by Declarant or by a franchise cable television operator.

8.10 **Refuse Disposal.** No rubbish, trash, garbage or other waste material shall be kept or permitted upon any portion of the Project, except in sanitary containers located in appropriate areas improved with trash receptacles which are provided for the use of all Owners. Accordingly, all refuse, rubbish, garbage and other waste material shall be deposited only in areas designated for trash disposal. Each Owner shall place all rubbish, trash, garbage or other waste material in garbage cans, garbage bags or other closed containers approved by the City or other appropriate agency. All such garbage cans and other containers shall be stored in an area which is obscured from view from the Association Property and each Owner and such Owner's Occupants shall use his best efforts to assure that no odor shall arise therefrom so as to be unreasonably offensive to any adjacent Apartment or Condominium or other portion of the

Project, or to otherwise be unsanitary, unsightly, offensive or detrimental to any other Occupants in the Project. No combustible materials shall be placed within the Association Property and shall not be permitted to be placed in the trash chutes. Any and all costs incurred by the Association for the removal of combustible or toxic materials from the trash chutes shall be borne by the offending Owner at such Owner's sole cost and expense.

8.11 **No Further Subdivision.** Except as may be used by Declarant pursuant to Declarant's rights and reservations expressed elsewhere in this Declaration, to develop, market and sell all or any portion of the Project, no Owner shall physically or legally subdivide a Unit in any manner, including any division thereof into timeshare estates or timeshare uses, as defined in Section 11003.5 of the California Business and Professions Code, as the same shall be amended, from time to time. Nothing herein shall be construed to limit the right of an Owner to rent or lease all of his/her Unit as is provided elsewhere herein.

8.12 **Compliance With Laws.** Each Owner shall comply with the Development Regulations and all Federal, State, County or City laws, statutes, ordinances, rules and regulations applicable to the construction, installation, use, occupancy and maintenance of Improvements within the Project.

8.13 **Access For Handicapped Persons.** Pursuant to the applicable provisions of the California Civil Code, and any successor and companion statutes, and the prior written consent of the Board, an Owner shall have the right to modify the Unit and the Association Property leading to the front door of such Unit, at such Owner's sole expense, to facilitate access for persons who are blind, visually handicapped, deaf or physically disabled, or to alter conditions which could be hazardous to such persons. Notwithstanding the foregoing provisions, an Owner desiring to modify the Unit or the Association Property to facilitate such access shall comply with the following additional provisions:

(a) The Owner shall obtain all necessary permits and governmental authorizations for such Improvements;

(b) Such Improvements and the construction thereof will comply with all applicable zoning and building codes of the County, and other applicable laws, ordinances and restrictive covenants;

(c) The Improvements shall be constructed and completed diligently, in a good and workmanlike manner, and free and clear of all mechanic's and materialmen's liens and other claims;

(d) During construction, the Owner shall, to the fullest extent possible, minimize any impact from the construction process on other Units and the Association Property;

(e) The Association shall be reimbursed for all costs and expenses incurred by the Association in connection with the construction of such Improvements, to the extent that such Improvements increase the costs of trash removal during the course of construction; and

(f) All costs and expenses of designing construction of the Improvements shall be made at the sole cost and expense of such Owner.

8.14 **No Mechanics' Liens.** No Owner shall cause or permit any mechanic's lien to be filed against any portion of the Project or labor or materials alleged to have been furnished or delivered to the Project or any such Owner, and any Owner who does so shall immediately cause the lien to be discharged within five (5) days after notice to the Owner from the Board. If any Owner fails to remove such mechanic's lien, the Board may discharge the lien and charge the cost thereof to the Owner by levying a Compliance Assessment for such cost of discharge.

8.15 **Decorating by Owner.** Each Owner shall have the right, at his or her sole cost and expense, to maintain, repair, paint, paper, panel plaster, tile and finish the interior surfaces of the ceilings, floors, window frames, door frames, trim and perimeter walls of the Unit, and the surfaces of the bearing walls and partitions located within the Unit, subject to the Owner complying with any restrictions or limitations set forth in the Architectural Guidelines, if any, and, if such work will result in any penetration of the unfinished surfaces of the ceilings, walls or floors, obtaining the consent of the Board.

8.16 **Exterior Lighting.** Subject to the Development Regulations, any exterior electrical, gas or other artificial lighting, if permitted by the Board to be installed on any Unit, shall be positioned, screened, or otherwise directed or situated, and shall be of such controlled focus and intensity, so as not to unreasonably disturb the residents or occupants of any other Unit(s). Further rules regarding exterior lighting may be promulgated and enforced by the Board.

8.17 **Association Property Use.** Use of the Association Property shall be subject to the provisions of this Declaration, the Rules and Regulations and to any additional limitations imposed by the Association.

8.18 **Liability for Damage to Association Property.** Each Owner shall be liable to the Association, pursuant to the laws of the State of California, for any and all costs and expenses which may be incurred by the Association to repair any damage to the Association Property which may be sustained by reason of the negligence or willful misconduct of said Owner or his or her Occupants, tenants, lessees, or their respective guests or invitees.

8.19 **No Hazardous Activities.** No activities shall be conducted on any portion of the Project and no Improvements shall be constructed on any portion of the Project which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged on the Project and no open fires shall be lighted or permitted on the Project.

8.20 **Improvements.** There shall be no construction, alteration or removal of any Improvement in the Project (other than those repairs or rebuilding permitted under the Article entitled "Damage or Destruction to the Association Property") without the approval of the Board. No Improvement shall be constructed upon any portion of any Association Property, other than such Improvements as shall be constructed: (a) by the Declarant (or a person or entity to whom Declarant assigns its rights as developer), or (b) by the Association as provided herein.

8.21 **Parking in Association Property.** All vehicles parked in the Association Property shall be parked in accordance with the following:

(a) No Owner shall conduct repairs to any motor vehicle of any kind whatsoever in or upon any portion of the Association Property, except for emergency repairs thereto which are performed within the Association Property and then only to the extent necessary to enable the vehicle to be moved to a proper repair facility.

(b) No vehicle may be dismantled, rebuilt, repaired, serviced or repainted in the Association Property.

(c) The Association, acting by and through its Board of Directors, shall be empowered to establish "parking" and "no parking" areas within the private driveways, in accordance with California Vehicle Code 22658.2, or any similar statute hereafter enacted, as well as to enforce these parking limitations by all means lawful for such enforcement, including, but not limited to, the levying of fines and the citing and towing of vehicles. The Board shall have the authority to tow away and store any vehicle or similar equipment parked in violation of the above limitations whether the same shall belong to any Owner and such Owner's Occupants, or a member of his family or to any tenant, lessee, guest or invitee of any Owner. Charges for such towing and storing shall be assessed against the Owner of the Condominium which is responsible for the violation of such restrictions, and such assessment may be enforced as a Compliance Assessment. If the Board fails to enforce any of the parking or vehicle use regulations, the City shall have the right, but not the obligation, to enforce the regulations in accordance with City and County statutes and ordinances.

8.22 **Compliance With Management Documents**. All Owners shall comply with all of the Protective Covenants as set forth herein, with the provisions of the Management Documents.

8.23 **Structural Integrity**. Nothing shall be done in or on any Unit or Association Property which will impair the structural integrity of any Building or other Improvements within the Project.

8.24 **Commonly Metered Utilities**. The Board may establish reasonable restrictions regarding the individual use of any utility on a common meter, and may impose reasonable charges for the individual use thereof.

8.25 **Hazardous Materials**. Nothing other than natural rainwater may be discharged into the storm drains and storm drainage system located on private or public property. The National Pollutant Discharge Elimination System ("NPDES") and the California Fish and Game Code prohibit, among other things, discharging anything other than natural rainwater into storm drainage systems. Toxic chemicals or hydrocarbon compounds such as gasoline, motor oil, antifreeze, solvents, paints, paint thinners, wood preservatives and other such fluids shall not be discharged into any street, public or private, or into storm drains or storm water conveyance systems. Use and disposal of pesticides, fungicides, herbicides, insecticides, fertilizers and other such chemical treatments shall meet Federal, State, County, and City requirements as prescribed on their respective containers. All Owners and Occupants are required to comply with such restrictions.

8.26 **Pollutant Control Requirement.** Each Owner acknowledges that water that enters a storm drain flows directly to natural sources of water, including waterways, creeks, drains, rivers, lakes and that erosion has an impact on the environment. Unlike the water in the sewer system in the Building which is being purchased by Owner, which flows to wastewater treatment plants, wastewater that enters a storm drain flows directly, and without any treatment, to waterways, creeks, streams, rivers, lakes and/or the Pacific Ocean. Accordingly, the NPDES, the Federal Clean Water Act, and the policies and ordinances of the City prohibit discharging anything other than natural rain water into storm drain systems. Toxic chemicals or hydrocarbon compounds such as gasoline, motor oil, antifreeze, solvents, paints, paint thinners, wood preservatives, detergents, pet waste, paints and other such materials and pollutants shall not be discharged into any storm water conveyance systems. Owner further acknowledges that the disposal of such pollutants and materials into a storm drain system may result in significant penalties and fines and that such Owner may be responsible for any activities by Owners contractors (e.g., painters, landscapers, etc.) who dispose of such pollutants from an Owner's Condominium and/or Building into the storm drain system. Owners are encouraged to consult with the City, and other governmental authorities, concerning the proper disposal of any toxic or hazardous materials. Dumping any such materials into sewers, gutters or storm drains is against the law.

8.27 **Liability to Declarant.** So long as Declarant owns a Condominium in the Project, if an Owner or the Association is not in compliance with the provisions of this Section and as a result, Declarant shall incur any liability, then Declarant may have the right but not the obligation to enter upon the applicable portion of the Project to correct such violation. Any Owner who violates the requirements of this Section shall indemnify, protect, defend and hold Declarant entirely free and harmless from and against any liabilities, penalties, costs, expenses and actions, including, without limitation attorneys' fees and costs arising from or attributed to a violation of the provisions of this Section and shall, within fifteen (15) days after request from Declarant, reimburse Declarant for any costs and expenses incurred by Declarant in correcting any violation by any Owner of this Section.

8.28 **Declarant's Exemption From Use Restrictions.** Nothing in this Article or elsewhere in this Declaration shall restrict, abridge or limit in any manner whatsoever, Declarant's right to complete the planning, development, construction, advertising, marketing, leasing and sales of the Condominiums, and all other property within the Project.

ARTICLE IX

REPAIR AND MAINTENANCE

9.1 **Repair and Maintenance by Association.** Without limiting the generality of the Article herein entitled "Powers and Duties of the Association," the Association shall have the duty and obligation to maintain the Project as a first-class, office condominium development, and shall maintain all the Association Property, and such other areas designated in this Declaration, in a neat, clean, safe, attractive, functional and orderly condition at all times. Without limiting the generality of the foregoing, the Association will have the following duties, obligations and responsibilities:

(a) Maintain, repair, restore, rebuild and replace, and make necessary Improvements to the Association Property, including, but not limited to the following;

(i) The Building, including the interior and exterior surfaces and structural integrity of the Building, including the walls, roofs, exterior entry doors to a Unit, chases, exhaust and ventilation systems, gutters, downspouts and any fencing materials which screen air conditioning compressors and related Improvements located on the roof of the Building;

(ii) All landscaped areas and trees in the Project keeping such areas free of weeds, rubbish, debris and diseased or dead plantings;

(iii) The WQMP, and ensure that maintenance of Best Management Practices (BMP's) with respect to storm water runoff.

(iv) The solar panels, if any, and all facilities providing heating, ventilation and air conditioning to the Units;

(v) Common Utility Services, including domestic water, gas and electrical lines serving the Project. The Association shall inspect and make appropriate repairs to the storm drains and storm water quality facilities serving the Project, water quality filters, drainage inlets, sump pumps and related Improvements in accordance with the Development Regulations;

(vi) Restripping, resurfacing and sweeping of all parking areas in the Association Property; and

(vii) All personal property, appliances, furnishings, fixtures, equipment and appurtenant facilities which are owned, leased, rented or otherwise under the control and operation of the Association.

The cost of any maintenance and repair by the Association which is a result of neglect, negligence or willful misconduct by an Owner, or such Owner's Occupants, guests, agents and invitees, shall be levied by the Board as a Compliance Assessment against such Owner. Except as otherwise provided herein, all costs and expenses for such maintenance above shall be a Common Expense, and shall be paid out of the general operating funds of the Association.

9.2 **Maintenance of Public Utilities.** Nothing contained herein shall require or obligate the Association to maintain, replace or restore public underground facilities or public utilities which are located within easements in the Association Property owned by such public utilities. However, the Association shall take such steps as are necessary or convenient to ensure that such facilities are properly maintained, replaced or restored by such public utilities.

9.3 **Association's Duty to Inspect.** The Board, acting for and on behalf of the Association, shall have the power and duty to conduct a reasonable visual inspections of the accessible portions of the Association Property to:

(a) Identify the conditions located in the Association Property and the existence of any defects or hazards therein, and the need to perform additional maintenance, refurbishment, replacement or repair;

(b) Recommend preventive measures which may be taken by the Association and/or the Owners, as appropriate, to reduce the possibility of damage and maintenance costs which might be incurred in the future;

(c) The Board may employ such experts and consultants as are necessary to perform the inspection and make the report required herein; and

(d) The Board shall cause to be prepared a report of the results of the inspection and furnished to Owners with the Association budget, or more frequently, as appropriate. The report shall include the following:

(i) A description of the condition of the drainage facilities of the areas inspected;

(ii) A description of all maintenance, repair and replacement recommended by the Board and such expert or consultant based on the inspection; and

(iii) Such other matters as the Board deems appropriate.

Each Owner, by acceptance of a deed conveying title to a Condominium, understands and agrees to perform all maintenance required in the inspection report in a timely manner. Plans, specifications and materials to be used in performing such maintenance and repair shall be submitted for approval by the Board in the manner required in the Article herein entitled "Architectural Control." In the event that an Owner shall fail or refuse to take the corrective measures required in the inspection report, then the Association shall perform all required corrective measures and levy against the Owner a Compliance Assessment for all costs and expenses incurred by the Association.

9.4 **Entry Into Unit.** Each Owner will cooperate with the Association to provide access to the Association to perform inspections as set forth in this Article. The Association shall provide reasonable advance notice to an Owner and shall be responsible for the any damage to a Unit resulting from such entry.

ARTICLE X
ARCHITECTURAL CONTROL – APPROVAL

10.1 Architectural Control Requirements.

(a) **Improvements Requiring Approval.** No Owner shall permit or cause any portion of such Owner's Unit, or any additional Improvements located therein, to be altered, installed, constructed, reconstructed, replaced, assembled, maintained, relocated, removed or demolished (each, a "Proposed Alteration") unless such Proposed Alteration is approved in writing by the Board and any Rules and Regulations. Without limiting the foregoing, the following Proposed Alterations shall further require the approval of the Board:

(i) any Proposed Alteration which would be visible from outside of a Unit;

(ii) any Proposed Alteration which would pierce, modify or otherwise impact the roof, perimeter walls, Demising Walls, load-bearing or utility-bearing walls, ceilings, foundations or other structural or utility bearing portions of a Building;

(iii) any Proposed Alteration that would impact in any manner operation of any mechanical systems serving any other Owner's Unit within a Building;

(iv) any Proposed Alteration which would materially increase the load on any utility services provided by the Association or otherwise adversely impact any utility improvements installed within the Project for the delivery of such utility services or any common utility services benefiting more than a single Unit;

(v) any Proposed Alteration that would cause a significant increase in the cost of insurance to be carried by the Association or the Owner of any other Unit; and

(vi) any other Proposed Alteration which would materially, adversely impact the use and occupancy of any other Owner's Unit (other than temporary, minor impacts resulting from construction activity related to the performance of such Proposed Alteration).

(b) **Submittals and Resubmittals.** To obtain approval for a Proposed Alteration, the Owner shall submit a set of plans and specifications to the Board showing the Proposed Alteration in sufficient detail to enable the Board to make its determination. Within fifteen (15) days after receiving the Owner's submittal, the Board shall approve or disapprove such submittal, or request such additional plans and specifications or other information as are reasonably necessary to enable the Board to make its determination.

(c) **Inspection.** The Board may inspect any work for which approval of plans is required under this Article. The right to inspect includes the right to require any Owner to take such action as may be necessary to remedy (including removal of) any noncompliance with the plans.

(d) **Identical Replacements.** Board consent shall not be required for the restoration or replacement of any Improvement which will be substantially identical to the

original improvements located within the Unit at the time the Unit was originally constructed, or any Owner Improvement subsequently installed within the Unit but previously approved by the Board.

(e) Declarant Exempt. Declarant need not obtain approval with respect to its construction or development activities, unless required by the Development Regulations to do so.

ARTICLE XI
DAMAGE OR DESTRUCTION TO THE
ASSOCIATION PROPERTY

11.1 Election to Restore Association Property. Except as otherwise provided in Section 11.1(c) hereinbelow, damage to or destruction of all or any portion of the Association Property shall be handled in the following manner:

(a) In the event of damage to or destruction of the Association Property and the insurance proceeds are sufficient to effect total restoration, the Association shall, as promptly as is practical, cause the Association Property to be repaired and reconstructed in a good workmanlike manner to its condition prior to such damage or destruction.

(b) If the insurance proceeds available are at least eighty percent (80%) of the estimated cost of total repair and reconstruction to the Association Property, the Association shall, as promptly as practical, cause such Association Property to be repaired and reconstructed in a good workmanlike manner to its condition prior to the damage or destruction, and the difference between the insurance proceeds and the actual cost shall be levied by the Association as a Special Assessment against each Condominium on an equal basis.

(c) If the insurance proceeds available are less than eighty percent (80%) of the estimated cost of total repair and reconstruction to the Association Property, the Owners shall, by the written consent or vote of Owners representing a majority of the membership, with the exception of Declarant, determine whether (1) to restore the Association Property as promptly as practical to its condition prior to the damage or destruction, and to raise the necessary funds over and above the insurance proceeds available by levying assessments against each Condominium on an equal basis; or (2) to restore the Association Property in a way which utilizes all available proceeds and an additional amount not in excess of ten percent (10%) of the estimated cost of total reconstruction and repair to the Association Property, and which is assessable as provided above to all Condominiums, but which is less expensive than restoring the Association Property to its condition prior to the damage or destruction.

11.2 Election Not to Restore Association Property.

(a) Notwithstanding the provisions set forth in Section 11.1 above, the Owners and their Mortgagees may elect to not rebuild or restore the Association Property and to disburse the available insurance proceeds to the general fund of the Association.

(b) In the event the Owners shall have so voted to not rebuild the Association Property, the Association Property shall be cleared and landscaped and the cost thereof shall be

paid for out of the available insurance proceeds prior to their distribution to the general fund of the Association.

11.3 **Excess Insurance Proceeds.** In the event any excess insurance proceeds remain after restoring the destroyed Association Property pursuant to this Article, the Board shall retain such sums in the general fund of the Association to defray Common Expenses or to contribute to Reserves, if collected.

ARTICLE XII **CONDEMNATION**

12.1 **Condemnation Action or Threat Thereof.** The term "taking," as used in this Article, shall mean condemnation by exercise of the power of eminent domain or the sale under threat of the exercise of power of eminent domain. In the event of a taking, the Board, subject to the right of all Mortgagees who have made a request to join the Board in the proceedings, shall represent the Owners in any proceedings, negotiations, settlements or agreements regarding actions to recover awards for the taking. No Member shall challenge the good faith exercise of the discretion of the Board in fulfilling its duties under this Article.

12.2 **Notice to Owners and Mortgagees.** The Board, upon learning of any taking affecting a material portion of the Project, or any threat thereof, shall promptly notify all Owners and those Mortgagees, insurers and guarantors of Mortgages on Condominiums in the Project who have filed a written request for such notice with the Association. The Board, upon learning of any taking affecting a Unit, or any threat thereof, shall promptly notify any Mortgagee, insurer or guarantor of the Mortgage encumbering such Unit who has filed a written request for such notice with the Association.

12.3 **Taking of Entire Project.** In the event the entire Project is taken under the power of eminent domain, that portion of the condemnation award which is paid to the Association on account of the taking of real or personal property owned by the Association shall be divided among and distributed to the Owners, subject to the rights of Mortgagees. The proportionate interest of each Owner in said proceeds shall be equal to a fraction, the numerator of which is the current fair market value of the Unit(s) owned by such Owner, and the denominator of which is the total fair market value of all Units in the Project, as determined by appraisals obtained by the Board made by one (1) or more independent appraisers, each of whom shall be a member of the American Institute of Real Estate Appraisers, or any successor organization.

12.4 **Partial Taking.** In the event of a partial taking of the Project, which taking includes real or personal property owned by the Association and/or portions of the Association Property, all condemnation awards shall be paid to first Mortgagees at their option as their interests may appear, and any award not paid due first Mortgagees shall be paid to the Association. The Association shall use all amounts awarded to it on account of such taking to repair, reconstruct or restore the remaining property owned by the Association as near as may be possible to its condition immediately prior to such taking, or, if that is not reasonably possible, to acquire and improve other real or personal property to replace the property or portions of the Association Property which were taken; provided, however, that the Association shall not be

obligated to replace such real or personal property if seventy-five percent (75%) of the total voting power of the Owners "affected" by the taking elect to distribute the condemnation award to the affected Owners rather than make such replacement. The proportionate interest of each affected Owner in said proceeds shall be equal to a fraction, the numerator of which is the current fair market value of the Condominium (as owned by such Owner), and the denominator of which is the total fair market value of all Condominiums owned by the affected Owners, as determined by an independent appraiser appointed by the Board, provided said independent appraiser shall be a member of the American Institute of Real Estate Appraisers, or any successor organization. If the required percentage of affected Owners do not elect, within sixty (60) days after the taking of the Association Property, to distribute the condemnation award, the Board shall proceed with such repair and restoration, and the acquisition and improvement of new property, and may levy a Special Assessment on the Owners to raise any funds needed for such purpose in excess of the condemnation award. If the Owners do not approve such Special Assessment, the Board shall perform such repair and restoration, and make such acquisitions as are possible with the available funds. Any dispute as to the reasonableness of allocation of the Special Assessment among the Owners of damaged Units or among all Owners shall be resolved by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association.

In the event of a partial taking of the Units, those Owners whose Units are completely taken shall be entitled to retain, subject to the rights of Mortgagees and any unpaid Assessments, the award made to them for such taking, and any such award shall be paid only to such Owners. However, the Owners whose Units are completely taken shall quitclaim to the remaining Owners, in equal shares, their undivided fee interests in their portion of the Association Property which was not taken by condemnation, and the Association shall repair or reconstruct the remaining Association Property in the manner in the immediately preceding paragraph. The Association shall, within ninety (90) days after the taking, (a) cause the preparation of an amended Condominium Plan depicting the new configuration of the Association Property and the Units, and the revised number of Units and interests in the Association Property; (b) cause the preparation of an amendment to this Declaration to be executed by all Owners, all Mortgagees and other persons or entities required by law to execute such documents; and (c) record said amended Condominium Plan and amended Declaration in the Office of the County Recorder.

12.5 Condemnation of Condominiums. If there is a taking of a Condominium, the award in condemnation shall be paid to the Owner of the Condominium; provided, however, that such award shall first be applied to the balance then due on any Mortgage(s) encumbering such Owner's Condominium, in the order of priority.

ARTICLE XIII **INSURANCE**

13.1 Required Insurance Coverage. The Association, acting by and through the Board, shall obtain for the Association, and shall maintain and pay the premiums for the following insurance coverage:

(a) **Fire and Casualty Insurance.** A policy or policies of fire and casualty insurance ("Special Form"), with extended coverage endorsement in an amount equal to ninety percent (90%) of the current structural replacement cost, without deduction for depreciation or co-insurance, of all insurable Improvements in the Association Property, together with all Improvements located therein. Said policies shall be maintained for the benefit of the Association, the Owners, and the Mortgagees, as their interests shall appear.

(b) **Public Liability Insurance.** A policy or policies of comprehensive public liability insurance (with cross-liability endorsement, if commercially available) insuring the Association, the Board, the Owners, the Owner(s) and Declarant, and the agents and employees of each of the foregoing, against any liability to the public or to any Owner, his family, invitees and/or tenants, arising from or incident to the ownership, occupation, use, maintenance and/or repair of the Association Property. The limits of liability under this Section shall be set by the Board and shall be reviewed at least annually by the Board, and increased or decreased at the discretion of the Board; provided, however, that said limits shall not be less than Two Million Dollars (\$2,000,000.00) under a combined single limit for each occurrence applicable to bodily injury or property damage involving one (1) or more persons per occurrence involving property damage; and provided further, that such policy limits shall meet or exceed the amounts specified in California Civil Code Section 6840, and any successor and companion statutes.

(c) **Worker's Compensation Insurance.** Worker's compensation insurance to the extent necessary to comply with any applicable laws.

13.2 **Optional Insurance Coverage.** The Association, acting at its option and by and through the Board, may purchase such other insurance as it may deem necessary or appropriate, including, but not limited to, directors' and officers' (errors and omissions) coverage, fidelity bonds and other insurance as it deems advisable insuring the Board, the officers of the Association and any property managers against any liability for any act or omission in carrying out their responsibilities, or resulting therefrom, earthquake insurance and flood insurance.

13.3 **Notice of Cancellation of Insurance.** If available, all policies of insurance (including fidelity bonds) maintained by the Association, pursuant to this Article, shall contain a provision that coverage under said policies may not be canceled, terminated, allowed to expire by their own terms or be substantially modified by any party without at least thirty (30) days prior written notice to the Board and to such Owners and such first Mortgagees who have filed written requests with the Association for such notice. A list of such Owners and such first Mortgagees shall be made available by the Association to the insurance carrier upon request.

13.4 **Annual Review of Coverage.** The Board shall annually determine whether the amounts and types of insurance coverage that it has obtained pursuant to this Article shall provide adequate coverage for the Project, based upon the then current construction costs, insurance practices in the area in which the Project is located, and all other factors which may indicate that either additional insurance coverage or increased coverage under existing policies is necessary or desirable to protect the interests of the Association, the Owners and their respective Mortgagees. If the Board determines that increased coverage or additional insurance is appropriate, it shall obtain same.

The Association shall, upon issuance or renewal of insurance policies, but not less frequently than annually, notify the Members of the amount and type of insurance maintained by the Association to satisfy the insurance coverage requirements stated in California Civil Code Section 6840, and any successor and companion statutes.

13.5 **Waiver of Claims.** As to all policies of insurance maintained by or for the benefit of the Association and the Owners, the Association and the Owners hereby waive and release all claims against one another, the Board and Declarant, to the extent of the insurance proceeds available, whether or not the insurable damage or injury is caused by the negligence or breach of any agreement by any of said parties. All property insurance policies carried by the Association and any Owner shall contain a waiver of subrogation in accordance with the preceding sentence. For purposes of this Section, the deductible amount under any property insurance policy required to be or in fact maintained by the person or party waiving the claims shall be deemed to be "covered" by such policy so that, in addition to waiving claims for amounts in excess of such deductible (up to the covered limits, or deemed covered limits, of such policy), such waiving person or property waives all claims for amounts within such deductible.

13.6 **Premiums, Proceeds and Settlement.** Insurance premiums for all blanket insurance coverage and any other insurance coverage which the Board has determined is necessary to protect the interests of the Association, the Owners and their respective Mortgagees, shall be a Common Expense to be included in the Annual Assessments levied by the Association. All insurance proceeds paid to the Association shall be disbursed as follows: (a) in the event of any damage or destruction to the Association Property, such proceeds shall be disbursed in accordance with the provisions of the Article herein entitled "Damage or Destruction to the Association Property"; and (b) in the event of any other loss, the proceeds shall be disbursed as the Board shall deem appropriate, subject to the limitations set forth in the Article herein entitled "Mortgagee Protection." The Association is hereby granted the authority to negotiate loss settlements with the appropriate insurance carriers. A majority of the Board must sign a loss claim form and release form in connection with the settlement of a loss claim, and such signatures shall be binding on the Association and its Members.

13.7 **Rights and Duties of Owners to Insure.** Each Owner may obtain insurance on his personal property and on all other property and improvements within the Unit. Nothing herein shall preclude any Owner from carrying any public liability insurance as such Owner may deem desirable to cover his individual liability for damage to person or property occurring inside his individual Unit or elsewhere upon the Project. If obtainable, such liability insurance coverage carried by an Owner shall contain a waiver of subrogation of claims against the Declarant, the Association and the Board, and their agents and employees, and all other Owners. Such other policies shall not adversely affect or diminish any liability under insurance obtained by the Association. If any loss intended to be covered by insurance carried by the Association shall occur and the proceeds payable thereunder shall be reduced by reason of insurance carried by any Owner, such Owner shall assign the proceeds of such insurance carried by him to the Association to the extent of such reduction for application by the Board to the same purposes as the reduced proceeds are to be applied. Notwithstanding any other provision herein, each Owner shall be obligated to obtain and maintain (or cause tenants leasing all or any part of a Condominium to obtain and maintain) commercial general liability insurance for liability to

patrons, Residential Owners, Owners, other tenants in the Project, and/or any other parties for claims related to the ownership and/or operation of such Owner's or tenant's Condominium.

13.8 **Trustee for Policies.** The Association is hereby appointed and shall be deemed trustee for the interests of all insureds under the policies of insurance maintained by the Association. All insurance proceeds under such policies shall be paid to the Board, as trustees, and the Board shall have full power to receive such funds on behalf of the Association, the Owners and their respective Mortgagees, and to deal therewith as provided for in this Declaration.

ARTICLE XIV **MORTGAGEE PROTECTION**

14.1 **General Protections.** No amendment or violation of this Declaration defeats or renders invalid the rights of the Mortgagee under any Mortgage encumbering a Condominium made in good faith and for value, provided that after the foreclosure of any such Mortgage, the foreclosed Condominium will remain subject to this Declaration. Any Mortgagee, upon filing a written request with the Association identifying the Condominium encumbered by the Mortgage, shall be entitled to receive written notification from the Association of (a) any condemnation or casualty loss that affects the encumbered Condominium or a material portion of the Project, (b) any lapse, cancellation or material modification of any policy of insurance maintained by the Association, or (c) any delinquency of sixty (60) days or more in the performance of any obligation under the Management Documents by the Owner of the encumbered Condominium.

14.2 **Mortgagee Cure Rights.** A Mortgagee may jointly or singly pay any Assessments or installments thereof which are in default and take any action reasonably necessary to cure any other default of its Mortgagor under the Management Documents with the same effect as such cure by such Mortgagor itself. Any Mortgagee of a Mortgage having first priority over other Mortgages on a Condominium may, jointly or singly, pay taxes, assessments or other charges which are in default and which may or have become a charge against any Association Property and may pay any overdue premiums on hazard insurance policies, or secure new hazard insurance coverage on the lapse of a policy, for the Association Property, and first Mortgagees making such payments shall be owed immediate reimbursement therefor from the Association.

14.3 **Unpaid Assessments.** If the Mortgagee of a Condominium obtains fee title to the Condominium by foreclosure of the Mortgage, then the Mortgagee shall take title to the Condominium free and clear of any claims for unpaid Assessments levied or accrued against the Condominium before the date on which the Mortgagee recorded its Notice of Default and Election to Sell Under Deed of Trust, except for Assessment liens recorded before the Mortgage.

ARTICLE XV **INTEREST AND EXEMPTION OF DECLARANT**

15.1 **Exemption of Declarant.** Nothing in this Declaration shall limit and no Owner, or the Association shall do anything to interfere with the right of Declarant to complete excavation and grading and construction of Improvements to and on any portion of the Project,

or to alter the foregoing and its construction plans and designs, or to construct such additional Improvements as Declarant deems advisable in the course of development of the Project so long as any Condominium in the Project owned by Declarant remains unsold. Such right shall include, but not be limited to, grading work as may be approved by any agency having jurisdiction, and erecting, constructing and maintaining on the Project such structures, signs and displays as may be reasonably necessary for the conduct of its business of completing the work and selling the same. This Declaration shall not limit the right of Declarant, at any time prior to acquisition of title to a Condominium by a purchaser from Declarant, to establish additional licenses, easements, reservations and rights-of-way to itself, to utility companies or to others as may, from time to time, be reasonably necessary to the proper development and disposal of the Project. Prospective purchasers and Declarant shall have the right to use all and any portion of the Association Property, provided that such use shall not unreasonably interfere with the rights of Owners to use and enjoy the Association Property.

Notwithstanding any other provisions of the Management Documents to the contrary, until such time as Declarant no longer owns a Condominium in the Project, the following actions, before being undertaken by the members or by the Board of Directors of the Association, shall first be approved in writing by Declarant:

- (a) Any amendment or action requiring the approval of first Mortgagees, pursuant to this Declaration, or specifically requiring the approval of Declarant pursuant to the Section entitled "Amendments" of the Article herein entitled General Provisions;
- (b) The levy of a special assessment for construction of new facilities or for the addition of new facilities not included in the Association Property;
- (c) Any significant reduction in the level of Association maintenance of the Association Property, or other services contemplated in the pro forma operating budget of the Association; and
- (d) Any amendment or modification to the Articles herein entitled "Use Restrictions" and "General Provisions," and other provisions benefiting Declarant.

15.2 **Reservation of Declarant's Rights.** Nothing in this Declaration shall limit the right of Declarant to alter or modify the Units still owned by Declarant, or to construct such additional Improvements as Declarant deems advisable prior to the completion of Improvements in the Project. Such rights shall include, but shall not be limited to, erecting, constructing, maintaining and repairing within any units displayed as model homes, real estate sales offices and other structures, signs, banners and displays as may be reasonably necessary for the proper development, disposition and sale of the real property and Improvements within the Project. Declarant shall repair any damage to and complete any restoration of Improvements within the Project caused or necessitated by such activities of Declarant.

15.3 **Declarant's Veto Right.** Declarant has the right to veto the Association actions listed below. This veto right shall terminate on the date on which Declarant no longer owns or has a financial interest in any Condominium in the Project:

(a) **Change in Design.** Any change in the general, overall architectural and landscaping design of the Project;

(b) **Change in Association Property Maintenance and Annual Assessments.** Modifications to maintenance standards and the frequency of maintenance of the Association Property or modifications to the maintenance manuals, if any, originally provided by Declarant, and a reduction in Annual Assessments that occurs as a result of such modification in maintenance standards and/or frequency of maintenance.

15.4 **Assignment of Declarant's Rights.** Declarant shall have the right to assign any or all of its rights and obligations in this Declaration to any successor by an assignment expressed in a written instrument, including, without limitation, a deed, lease, option agreement, land sale contract or other instrument of assignment, as the case may be, transferring such interest if such assignee agrees in writing with Declarant to accept such assignment. Such instrument must be recorded in the Official Records of the County.

ARTICLE XVI **GENERAL PROVISIONS**

16.1 **Enforcement.**

(a) **Right of Enforcement.** The Association, pursuant to the provisions set forth in the Act, and any successor or complementary statute, any Owner of a Condominium in the Project, including the Declarant, shall have the right to enforce, by proceedings at law or in equity, all of the Protective Covenants now or hereafter imposed by this Declaration and the Bylaws, respectively (and the Rules and Regulations duly adopted by the Association), including, without limitation, the right to prosecute a proceeding at law or in equity against the person or persons who have violated, or are attempting to violate, any of said Protective Covenants, to enjoin or prevent them from doing so, to cause said violation to be remedied and/or to recover damages for said violation.

(b) **Nuisances.** The result of every act or omission whereby any of the Protective Covenants contained in this Declaration or the provisions of the Bylaws are violated, in whole or in part, is hereby declared to be and constitutes a nuisance, and every remedy allowed by law or equity against a nuisance shall be applicable against every such result and may be exercised by any Owner, by the Association, or by its successors in interest.

(c) **Cumulative Remedies.** The remedies herein provided for breach of the Protective Covenants contained in this Declaration or the provisions of the Bylaws shall be deemed cumulative, and none of such remedies shall be deemed exclusive.

(d) **No Waiver.** The failure of the Association or any Owner to enforce any of the Protective Covenants contained in this Declaration, the provisions of the Bylaws or any Rules or Regulations shall not constitute a waiver of the right to enforce the same thereafter.

(e) **No Impairment of Mortgages.** A breach of the Protective Covenants contained in this Declaration or of the provisions of the Bylaws shall not affect or impair the lien or charge of any bona fide Mortgage or deed of trust made in good faith and for value on any

Condominium; provided, however, that any subsequent Owner of such property shall be bound by said Protective Covenants and the provisions of the Bylaws, whether or not such Owner's title was acquired by foreclosure, a trustee's sale or otherwise.

(f) **Discipline; Monetary Penalties.** The Board, for and on behalf of the Association, may assess monetary penalties against an Owner as a Compliance Assessment and/or temporarily suspend said Owner's voting rights and right to use any recreational facilities, for the period during which any Assessment against said Owner's Condominium remains unpaid; provided, however, the requirements for Notice and Hearing set forth in the Bylaws shall be followed with respect to the accused Owner before a decision to impose discipline is reached.

16.2 **Term.** The Protective Covenants set forth in this Declaration shall run with and bind the Project, and shall inure to the benefit of the Association and be enforceable by the Board or the Owner of any land subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of fifty (50) years from the date this Declaration is recorded, after which time said Protective Covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument, signed by a majority of the then Owners agreeing to terminate said Protective Covenants, in whole or in part, has been recorded within one (1) year prior to the termination of the initial fifty (50) year term, or within thirty (30) days prior to the termination of any successive ten (10) year period.

16.3 **Construction.** The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and maintenance of the Project. The Article and Section headings have been inserted for convenience only and shall not be considered or referred to in resolving questions of interpretation or construction.

16.4 **Singular Includes Plural.** Whenever the context of this Declaration may so require, the singular shall include the plural, and the masculine shall include the feminine and neuter.

16.5 **Amendments.**

(a) **Amendment Approval.** To be effective, a proposed amendment other than amendment or termination by Declarant, as described in Section 16.5.2(a) or minor corrections by Declarant, as described in Section 16.5.2 (b), must be adopted by the vote, in person, by proxy, or by written consent, of Owners representing not less than seventy-five percent (75%) of the Owners. If, however, the provision being considered for amendment requires amendment approval by a higher percentage of the voting power than that specified in this Section, then the proposed amendment shall not be adopted unless approved by such higher percentage of the voting power.

(b) **Amendment or Termination by Declarant.**

(i) **Before First Closing.** Notwithstanding any other provisions in this Article, Declarant may unilaterally amend or terminate this Declaration for any purpose, until the first Close of Escrow in the Project. Amendment or termination shall not be effective until Declarant has recorded in the Official Records an instrument signed and acknowledged by Declarant.

(ii) **Minor Corrections**. Notwithstanding any other provisions of this Article, Declarant (as long as Declarant owns any portion of the Project) may unilaterally amend this Declaration by recording a written instrument signed by Declarant to: (1) conform this Declaration to the rules, regulations or requirements of institutional lenders; (2) amend, replace or substitute any exhibit to correct typographical or engineering errors, (3) include any exhibit that was inadvertently omitted at the time of recording, (4) comply with Development Regulations, (5) correct typographical errors, or (6) change any exhibit to conform to as-built condition of the Project.

(c) **Certificate**. Except for amendments by Declarant under Section 16.5.2, each amendment becomes effective when a Certificate of Amendment is recorded in the Official Records. The certificate, signed and sworn to by two (2) Association officers, is conclusive evidence that the requisite number of Owners have approved the amendment.

16.6 **Encroachments**. None of the rights and obligations of the Owners created herein or by the deed shall be altered in any way by encroachments due to settlement or shifting of structures or any other cause. There shall be valid easements for the maintenance of said encroachments so long as they shall exist; provided, however, that in no event shall a valid easement for encroachment be created in favor of an Owner if said encroachment occurred due to the willful conduct of said Owner.

16.7 **Notices**. Any notice permitted or required to be delivered as provided herein shall be in writing and may be delivered either personally or by mail. If delivery is made by registered or certified mail, it shall be deemed to have been delivered forty-eight (48) hours after a copy of the same has been deposited in the United States mail, postage prepaid, addressed to any person at the address given by such person to the Association for the purpose of service of such notice, or to the Unit of such person if no address has been given to the Association. If such notice is not sent by regular or certified mail, it shall be deemed to have been delivered when received. Such address may be changed, from time to time, by notice in writing to the Association.

16.8 **Attorneys' Fees**. If any Owner defaults in making a payment of Assessments or in the performance or observance of any provision of this Declaration, and the Association has obtained the services of an attorney in connection therewith, the Owner covenants and agrees to pay to the Association any costs or fees incurred, including reasonable attorneys' fees, regardless of whether legal proceedings are instituted. In case a suit is instituted, the prevailing party shall recover the cost of the suit, in addition to the aforesaid costs and fees.

16.9 **Indemnification of Corporate Agents**. To the fullest extent permitted by and in accordance with the requirements and procedures of Section 7237 of the California Corporations Code, or any successor statutes, the Association shall reimburse, indemnify and hold harmless each present and future director, officer, employee or other agent of the Association (as the term "agent" is defined in said Section 7237) and each person, who, at the request of the Association, acts as a director, officer, employee or agent ("Association representative") from and against any loss, cost, liability and expense, including attorneys' fees, which may be imposed upon or reasonably incurred by an Association representative in such capacity.

16.10 **Limitation on Liability of Officers, Directors and Committee Members.** No Board member, committee member, officer of the Association or Declarant, or any agent of Declarant when acting in such capacity, shall be liable to any Owner or to any other party, including the Association, for any damage, loss or prejudice suffered or claimed on account of any act, omission, error or negligence of any such person or entity, provided that such person or entity has, upon the basis of such information as may be possessed by such person or entity, acted in good faith and without willful or intentional misconduct.

16.11 **Exhibits.** Any and all exhibits attached hereto shall be deemed and made a part hereof and incorporated by reference herein.

16.12 **Disputes With Declarant Parties.** The following dispute resolution procedure is implemented for the Project with the intent to avoid costly and potentially lengthy traditional court proceedings. Any dispute between the Association or any Owners, on the one hand, and the Declarant, or any director, officer, partner, shareholder, member, employee, representative, contractor, subcontractor, design professional or agent of the Declarant (each, a "Declarant Party," and collectively the "Declarant Parties"), on the other hand, is a "Dispute" that shall be resolved in accordance with the alternative dispute resolution procedures set forth below.

(a) **Notice.** Any Person with a Dispute shall give written notice of the Dispute by personal or mail service as authorized by Code of Civil Procedure §415.10, §415.20, §415.21, §415.30, or §415.40 to the party to whom the Dispute is directed ("Respondent") describing the nature of the Dispute and any proposed remedy (the "Dispute Notice").

(b) **Right to Inspect and Correct.** Commencing on the date the Dispute Notice is delivered to the Respondent and continuing until the Dispute is resolved, the Respondent and its representatives have the right to (a) meet with the party alleging the Dispute at a reasonable time and place to discuss the Dispute, (b) enter the Project to inspect any areas that are subject to the Dispute, and (c) conduct inspections and testing (including destructive or invasive testing) in a manner deemed appropriate by the Respondent. If Respondent elects to take any corrective action, Respondent and its representatives shall be provided full access to the Project to take and complete the corrective action. Respondent is not obligated to take any corrective action. Respondent, with the consent of Declarant, has the right to select the corrective action Respondent believes is appropriate. The right to inspect and correct granted in this Section is in addition to the rights granted in Civil Code §§6870-6876, the procedures of which may be implemented before, during or after the procedure in this Section is implemented.

(c) **Mediation.** If the Dispute is not resolved within sixty (60) days after the Respondent receives the Dispute Notice, any party may submit the Dispute to mediation by delivering a request for mediation (a "Mediation Notice") in the same manner as allowed for delivery of the Dispute Notice. The Dispute shall be mediated pursuant to (a) the Judicial Arbitration and Mediation Service ("JAMS") mediation procedures in existence when the Dispute Notice is delivered, as modified by this Section, or (b) the mediation procedures of any successor to JAMS in existence when the Dispute Notice is delivered, as modified by this Section, or (c) mediation procedures approved by the parties of any entity offering mediation services that are acceptable to the parties to the Dispute (each, a "Party" and collectively, the

"Parties"). Except as provided in Section 16.12.6, no Person shall begin litigation regarding a Dispute without complying with this Section 12.12.3.

(i) **Selection of Mediator.** The mediator shall be selected within sixty (60) days after delivery of the Mediation Notice. The mediator shall be selected by mutual agreement of the Parties. If the Parties cannot agree on a mediator, the mediator shall be selected by the entity providing the mediation service. No Person shall serve as a mediator in any Dispute in which the Person has any financial or personal interest in the result of the mediation, except by the written consent of all Parties. Before accepting any appointment, the prospective mediator shall disclose any circumstances likely to create a presumption of bias or to prevent a prompt commencement of the mediation process.

(ii) **Position Letter; Pre-Mediation Conference.** No later than sixty (60) days after selection of the mediator, each Party shall submit a letter (a "Position Statement") containing (1) a description of the Party's position concerning the issues that need to be resolved, (2) a detailed description of the defects allegedly at issue, and (3) a suggested plan of repair, remediation or correction. The mediator may schedule a pre-mediation conference. All Parties shall attend unless otherwise mutually agreed. The mediation shall be commenced within twenty (20) days after submittal of all Position Statements and shall be concluded within fifteen (15) days after the mediation began unless either (A) the mediator extends the mediation period, or (B) the Parties mutually agree to extend the mediation period. The mediation shall be held in the County or another place mutually acceptable to the Parties.

(iii) **Conduct of Mediation.** The mediator has discretion to conduct the mediation in the manner in which the mediator believes is most appropriate to achieve the goal of settling the Dispute. The mediator is authorized to conduct joint and separate meetings with the Parties and to make oral and written recommendations for settlement. The mediator may also obtain expert advice concerning technical aspects of the Dispute, provided the Parties agree to and do assume the expenses of obtaining such advice. The mediator shall not have the authority to impose a settlement on the Parties.

(iv) **Application of Evidence Code.** The provisions of California Evidence Code §§1115–1128 shall be applicable to the mediation process. Use and disclosure of statements, evidence and communications offered or made in the course of the mediation shall be governed by these sections, including the sections which preclude use of material in future proceedings and the sections which provide for confidentiality of material.

(v) **Parties Permitted at Mediation.** Persons other than the Parties, their liability insurers, Declarant, attorneys for the Parties and the mediator may attend mediation sessions only with the permission of the Parties and the consent of the mediator. Declarant has the right to attend the mediation session even if Declarant is not one of the Parties.

(vi) **Record.** There shall be no stenographic, video or audio record of the mediation process.

(vii) **Expenses.** Each Party shall bear its own attorneys' fees and costs incurred in connection with the mediation. All other expenses of the mediation including the fees

charged by the mediator and the cost of any proof or expert advice requested by the mediator shall be borne equally by each of Declarant and the Declarant Parties to whom the Dispute is directed, unless the Parties agree otherwise. This provision does not modify any provision of a contract between Declarant and any Declarant Party requiring indemnification or establishing a different allocation of costs between the Declarant and the Declarant Party.

(d) **Arbitration.** If a Dispute remains unresolved after the mediation required by Section 16.12.3 is completed, any of the Parties may file a lawsuit, provided that the Association must obtain the vote or written consent of Owners other than Declarant who represent not less than sixty-seven percent (67%) of the Association's voting power (excluding the voting power of Declarant) before filing a lawsuit in a Dispute with Declarant or a Declarant Party. All lawsuits regarding Disputes must be resolved by binding arbitration. The Parties shall cooperate in good faith to ensure that all necessary and appropriate parties are included in the judicial reference proceeding. No Party shall be required to participate in the arbitration if all Parties against whom such Party would have necessary or permissive cross-claims or counterclaims will not or cannot be joined in the arbitration. The general referee shall have the authority to try all issues of fact and law and to report a statement of decision to the court. The referee shall be the only trier of fact and law in the arbitration, and shall have no authority to further refer any issues of fact or law to any other Person unless all parties to the arbitration consent, or the referee determines that a conflict of interest or similar situation has arisen which would make it inappropriate for the referee to act as the trier of fact or law concerning an issue or matter. In the second alternative, an alternative judicial referee shall be selected in accordance with Section 12.4.4(b) solely for resolving or rendering a decision concerning the issue or matter involved in the conflict.

(i) **Place.** The proceedings shall be heard in the County.

(ii) **Arbitrator.** The referee shall be a retired judge who served on the California Superior Court in the County with substantial experience in the type of matter in dispute and without any relationship to the Parties or interest in the Project, unless the Parties agree otherwise. The parties to the judicial reference proceeding shall meet to select the referee no later than thirty (30) days after service of the initial complaint on all defendants named in the complaint. Any dispute regarding the selection of the referee shall be resolved by the court in which the complaint is filed.

(iii) **Beginning and Timing of Proceeding.** The referee shall begin the proceeding at the earliest convenient date and shall conduct the proceeding without undue delay.

(iv) **Pre-hearing Conferences.** The referee may require pre-hearing conferences.

(v) **Discovery.** The parties to the judicial reference proceeding shall be entitled only to limited discovery, consisting of the exchange of the following: (1) witness lists, (2) expert witness designations, (3) expert witness reports, (4) Exhibits, (5) reports of testing or inspections, and (6) briefs. Any other discovery authorized in the California Code of Civil Procedure shall be permitted by the referee upon a showing of good cause or based on the consent of all parties to the judicial reference proceeding.

(vi) **Motions**. The referee shall have the power to hear and dispose of motions, including motions relating to discovery, provisional remedies, demurrers, motions to dismiss, motions for judgment on the pleadings and summary judgment and/or adjudication motions, in the same manner as a trial court judge. The referee shall also have the power to adjudicate summarily issues of fact or law including the availability of remedies whether or not the issue adjudicated could dispose of an entire cause of action or defense.

(vii) **Record**. A stenographic record of the hearing shall be made which shall remain confidential except as may be necessary for post-hearing motions and any appeals.

(viii) **Statement of Decision**. The referee's statement of decision shall contain an explanation of the factual and legal basis for the decision pursuant to California Code of Civil Procedure §632. The decision of the referee shall stand as the decision of the court, and upon filing of the statement of decision with the clerk of the court, judgment may be entered thereon in the same manner as if the Dispute had been tried by the court.

(ix) **Remedies**. The referee may grant all legal and equitable remedies and award damages in the judicial reference proceeding.

(x) **Post-hearing Motions**. The referee may rule on all post-hearing motions in the same manner as a trial judge.

(xi) **Appeals**. The decision of the referee shall be subject to appeal in the same manner as if the Dispute had been tried by the court

(xii) **Expenses**. Each Party shall bear its own attorneys' fees and costs incurred in connection with the arbitration. All other fees and costs incurred in connection with the judicial reference proceeding, including the cost of the stenographic record, shall be advanced equally by each of Declarant and the Declarant Parties to whom the Dispute is directed. However, the referee shall have the power to reallocate such fees and costs among the Parties in the referee's final ruling. This provision does not modify any provision of a contract between Declarant and any Declarant Party requiring indemnification or establishing a different allocation of costs between the Declarant and the Declarant Party.

(xiii) **Interpretation**. The procedures specified in this Section pertaining to Arbitration are to be interpreted and enforced as authorized by the Federal Arbitration Act (9 USC §§1-16), which is designed to encourage use of alternative methods of dispute resolution that avoid costly and potentially lengthy court proceedings. Interpretation and application of those procedures shall conform to Federal court rules interpreting and applying the Federal Arbitration Act. The Project is constructed of or uses materials and products manufactured throughout the United States which are then shipped to the Project for installation in the Project. The shipment of these materials and products across state lines to the Project causes the products and materials to enter into the stream of interstate commerce and become subject to the Interstate Commerce Clause (Article I, Section VIII of the United States Constitution) and ensuing Federal laws. References to California procedural law shall not be construed as a waiver of any rights of the parties under the Federal Arbitration Act or the right of the parties to have the procedures set forth in this Section 12.4.5 interpreted and enforced under the Federal Arbitration Act.

(xiv) **Amendment**. The provisions of this Section 16.12.5 shall not be amended nor shall other provisions be adopted that purport to supersede it without Declarant's prior written consent. The parties shall cooperate in good faith and shall diligently perform such acts as may be necessary to carry out the purposes of this Section.

(xv) **Initiation of Claim**. Any Party wishing to initiate Arbitration pursuant to this Section shall serve a demand for Arbitration upon the responding Parties and upon JAMS its successor, or to any other entity offering arbitration services agreed to by the parties. Except as otherwise set forth herein, the Arbitration shall be conducted by and in accordance with the rules of JAMS its successors, or to any other entity offering arbitration services agreed to by the Parties.

(xvi) **Arbitrator**. The arbitrator to be appointed shall be employed by JAMS, its successor, or to any other entity offering arbitration services agreed to by the Parties. Except as otherwise set forth herein, the arbitration proceedings shall be conducted by and in accordance with the rules of JAMS or any successor thereto. Except for procedural issues, the proceedings, the ultimate decisions of the arbitrator, and the arbitrator himself shall be subject to and bound by existing California case and statutory law. Should JAMS cease to exist, as such, then all references herein to JAMS shall be deemed to refer to its successor or, if none, to the American Arbitration Association (in which case its commercial arbitration rules shall be used). The Parties shall cooperate in good faith and shall diligently perform such acts as may be necessary to ensure that all necessary and appropriate Persons are included in the proceeding. Declarant shall not be required to participate in the proceeding if all Persons against whom Declarant would have necessary or permissive cross-claims or counterclaims will not or cannot be joined in the proceeding.

(xvii) **Motions and Remedies**. The arbitrator shall have the power to hear and dispose of motions, including motions relating to provisional remedies, demurrers, motions to dismiss, motions for judgment on the pleadings and summary judgment and/or adjudication motions, in the same manner as a trial court judge. In addition, the arbitrator shall have the power to summarily adjudicate issues of fact or law, including but not limited to the availability of remedies, whether or not the issue adjudicated could dispose of an entire cause of action or defense. The arbitrator shall have the power to grant provisional remedies including preliminary injunctive relief. Before the selection of the arbitrator any Party shall have the right to petition the Superior Court of the County for any necessary provisional remedies.

(xviii) **Discovery**. Except as limited herein, the Parties shall be entitled to limited discovery consisting of: (i) witness lists; (ii) expert witness designations; (iii) expert witness reports; (iv) exhibits; (v) reports of testing or inspections, including but not limited to, destructive or invasive testing; (vi) arbitration briefs; and (vii) the deposition, under oath, of any designated experts and two other depositions of their choosing without obtaining the consent of the arbitrator. All other discovery shall be permitted by the arbitrator at his discretion upon a showing of good cause or based on the agreement of the Parties. The arbitrator shall oversee discovery and may enforce all discovery orders in the same manner as any trial court judge.

(xix) **Full Disclosure**. Each Party shall, in good faith, make a full disclosure of all issues and evidence to the other Parties before the hearing. Any evidence or

information that the arbitrator determines was unreasonably withheld shall be inadmissible by the party that withheld it. The initiating Party shall be the first to disclose all of the following, in writing, to the other Party and to the arbitrator: (i) an outline of the issues and its position on each such issue; (ii) a list of all witnesses it intends to call; and (iii) copies of all written reports and other documentary evidence whether or not written or contributed to by its retained experts (collectively, the "Outline"). The initiating Party shall submit its Outline to the other Parties and to the arbitrator within thirty (30) days of the final selection of the arbitrator. Each responding Party shall submit its written response as directed by the arbitrator.

(xx) **Hearing.** The hearing shall be held in the County. The arbitrator shall promptly commence the hearing giving due consideration to the complexity of the issues, the number of Parties and necessary discovery and other relevant matters. The hearing shall be conducted as informally as possible. Evidence Code §1152 shall be applicable for the purpose of excluding from evidence offers, compromises, and settlement proposals, unless the Parties thereto consent to their admission. Attorneys are not required and any Party may elect to be represented by someone other than a licensed attorney. Cost of an interpreter shall be borne by the Party requiring the services of the interpreter in order to be understood by the arbitrator and the expenses of witnesses shall be borne by the Party or Parties producing such witnesses.

(xxi) **Decision.** The decision of the arbitrator shall be binding on the Parties and if the award of the arbitrator is not paid within sixty (60) days of the award it shall be entered as a judgment in the Superior Court of the County. The arbitrator shall cause a complete record of all proceedings to be prepared similar to those kept in the Superior Court, shall try all issues of both fact and law, and shall issue a written statement of decision, such as that described in Code of Civil Procedure §643 (or its successor), which shall specify the facts and law relied upon in reaching his/her decision within twenty (20) days after the close of testimony.

(xxii) **Fees and Costs.** The total cost of the proceedings, including the initiation fees and other fees of JAMS and any related costs and fees incurred by JAMS (such as experts and consultants retained by it) shall be reallocated in accordance with the Federal Arbitration Act and supporting case law, as determined by the arbitrator. The arbitrator shall not award attorneys' fees to any Party, each Party to bear its own attorneys' fees. The arbitrator may award recoverable costs pursuant to California law. This provision does not modify any provision of a contract between Declarant and any Declarant Party requiring indemnification or establishing a different allocation of costs between Declarant and a Declarant Party.

(2) **Statutes of Limitation.** Nothing in Section 16.12 shall be considered to toll, stay, reduce or extend any applicable statute of limitations; provided, however, that Declarant, the Declarant Parties, the Association and any Owner may begin a legal action which in the good faith determination of that Person is necessary to preserve that Person's rights under any applicable statute of limitations as long as no further steps in processing the action are taken except those authorized in this Section 16.12.

(3) **Agreement to Dispute Resolution; Waivers of Jury Trial.**
DECLARANT, THE ASSOCIATION AND EACH OWNER AGREE TO USE THE PROCEDURES ESTABLISHED IN THIS SECTION 16.12 TO RESOLVE ALL DISPUTES AND WAIVE THEIR RIGHTS TO RESOLVE DISPUTES IN ANY OTHER

MANNER. DECLARANT, THE ASSOCIATION AND EACH OWNER ACKNOWLEDGE THAT BY AGREEING TO RESOLVE ALL DISPUTES AS PROVIDED IN THIS SECTION 16.12, THEY ARE GIVING UP THEIR RIGHT TO HAVE DISPUTES TRIED BEFORE A JURY. THIS SECTION 16.12 MAY NOT BE AMENDED WITHOUT DECLARANT'S PRIOR WRITTEN CONSENT.

(4) Covenant Regarding Proceeds. If the Association or any Owner prevail in a Dispute, and the judgment thereon or settlement terms thereof includes a monetary award, then the proceeds of the award shall be first applied to the remediation of the condition that gave rise to the Dispute.

[* * * *]

[Signature pages are attached]

DRAFT FOR DISCUSSION PURPOSES ONLY

SIGNATURE PAGE

The undersigned, as the Declarant herein, has executed this Declaration on _____, 2017, to be effective when recorded in the Official Records of Riverside County, California.

"DECLARANT"

Steven A. Blair and Christine L. Blair, Trustees of
the Steven and Christine Blair Family Trust dated
August 30, 2002

By: _____
Name: Steven A. Blair, Trustee

By: _____
Name: Christine L. Blair, Trustee

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 2017, before me, _____, NOTARY PUBLIC, personally appeared Steven A. Blair, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person 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.

(SEAL)

Signature

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 2017, before me, _____, NOTARY PUBLIC, personally appeared Christine L. Blair, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person 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.

(SEAL)

Signature

EXHIBIT "A"

That certain real property located in the City of La Quinta, County of Riverside, State of California, more particularly described as:

Parcel Map No. 37307, in the County of Riverside, State of California, as per map filed on _____, 20__ in Book _____, Pages ____ through ____ of Maps, Recorded in Riverside County.

EXHIBIT "B"

7 TOY BOXES

ALLOCATION OF REGULAR ASSESSMENTS

<u>UNIT NO.</u>	<u>ASSIGNED SQUARE FOOTAGE</u>	<u>ASSIGNED PERCENTAGE OF</u>
1	1630.1	_____ %
2	1560.1	_____ %
3	1560.0	_____ %
4	1560.0	_____ %
5	1560.0	_____ %
6	1560.0	_____ %
7	1700.0	_____ %
	<hr/>	<hr/>
	11,130*	100.00%

*The Assigned Square footage of each Unit shall be the square footage stated above. Actual "as-built" square footage might differ but shall not be considered in calculating the allocation of Regular Assessments.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

April 17 2017

Mr. Daniel Arvizo, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92502

CHAIR
vacant

VICE CHAIRMAN
Rod Ballance
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW REQUIRED

COMMISSIONERS

Jurisdiction Project Case: PM37307, PP26229

Arthur Butler
Riverside

Dear Mr. Arvizo:

Glen Holmes
Hemet

Thank you for providing the Riverside County Airport Land Use Commission (ALUC) with a copy of the transmittal for the County of Riverside case; a proposal to construct a 11,292 square foot concrete tilt-up building for Recreational Vehicle storage on 0.62 acres, and subdivide the parcel into seven condominium lots.

John Lyon
Riverside

Russell Betts
Desert Hot Springs

ALUC staff has determined that the project is located within Compatibility Zone C of the Bermuda Dunes Airport Influence Area which restricts non-residential intensity to 75 people per average acre, and 150 people per single acre, and also prohibits hazards to flights. The project may also require an application to the Federal Aviation Administration Obstruction Evaluation Service for project height review.

Steve Manos
Lake Elsinore

STAFF

California Public Utilities Code section 21676 requires the local agency to refer any amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within an Airport Land Use Compatibility Plan (ALUCP) to the ALUC. Additionally, California Public Utilities Code Section 21676.5 allows the ALUC to review all projects within the Airport Influence Area when the local jurisdiction's General Plan is not consistent with the applicable ALUCP. Since the General Plan is not consistent with the ALUCP and/or because the project contemplates amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation, the ALUC requests that you submit the above-identified project(s) for its review. ALUC staff is also available to assist in bringing your jurisdiction's General Plan into consistency with the applicable ALUCP, if the local jurisdiction so desires.

Director
Simon Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Urban Regional Planner IV



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

March 21, 2017

Jay Olivas
Riverside County Planning Department
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: PM 37307, Washington Business Park,
Parcels 24 & 25, APN 626-330-024 & 626-330-025

This letter supersedes previous Coachella Valley Water District (CVWD) letter dated March 9, 2017 (copy enclosed).

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. CVWD is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

Prior to issuance of grading permits for Case No. PM 37307, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

Construction of walls may be in violation of Ordinance 458. When CVWD reviews a project for compliance with Ordinance 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 3 foot on Federal Flood Insurance rate maps, which are in effect at this time.

Flood protection measures for local drainage and regional flood shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

This development is subject to the County's Landscape Ordinance which was adopted in accordance with the State's Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1302.1 The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review prior to installation. This review is intended to promote efficient water management. However, by reviewing the plans, CVWD does not represent or warrant any amount of water or financial savings.

The project lies within the West Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to

reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor at (760) 398-2651, extension 3535.

Sincerely,



Carrie Oliphant
Assistant Director of Engineering

cc: Majeed Farshad
Riverside County Department of Transportation
77-588 El Duna Street, Suite H, Palm Desert, CA 92211

Russell Williams
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor, Riverside, CA 92501

Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A, Indio, CA 92201

Steve Blair
52 Camino Real
Rancho Mirage, CA 92270

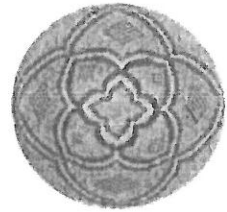
RM: jl/eng/ds/2017/mar/DRL PZ 17-7863 Washington Biz Park 2.docx

File: 0163.1, 0421.1, 0721.1, 1150.011
Geo: 050601-4
PZ: 17-7863



AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2017-012

July 11, 2017

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

Re: AB 52 Close out- PM 37307- PP26229

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PM 37307-PP26229 project. The project area **is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area.** A records check of the ACBCI registry indicates this area has been previously surveyed for cultural resources but no cultural resources were identified. In consultation, the ACBCI THPO requests the following:

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

*Before ground disturbing activities begin please contact the Tribal Historic Preservation Office to arrange cultural monitoring. The phone number for monitoring services is 760-699-6981.

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

Cordially,

Katie Croft
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE: 3/21/17 PARCELS/LOTS: 1
TRACT/PARCEL MAP #: PM37307 ZONING: C
APN: 626-330-024 &025 MAP SCHEDULE: F

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

- * THE Coachella Valley WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED March 21, 2017.
- ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(SCHEDULE C, D, E, F, G)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- * CONNECTION TO Coachella Valley Water District SEWER SYSTEM AS PER LETTER DATED March 21, 2017.
- ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, _____ DATED _____ HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: _____

Mark Abbott M.A.H.
ENVIRONMENTAL HEALTH SPECIALIST

Received by: email

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 43009
Project Case Type (s) and Number(s): TENTATIVE PARCEL MAP NO. 37307, PLOT PLAN NO. 26229, SETBACK ADJUSTMENT NO. 6092
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Daniel Arvizo, Project Planner
Contact Telephone Number: (760) 863-7684
Contact Email: darvizo@rivco.org
Applicant's Name: Steve Blair
Applicant's Address: 52 Camino Real, Rancho Mirage, CA 92270
Engineer's/Architect's Name: LSAP/Robert H. Ricciardi
Engineer's Address: P.O. Box 1020, Desert Hot Springs, CA 92240/75-400 Gerald Ford Dr. Suite 115, Palm Desert, Ca 92211

I. PROJECT INFORMATION

A. Project Description:

Tentative Parcel Map No. 33434 Amendment No. 3 - A proposed subdivision (Schedule E) that will create a single parcel (.62 acres) with 7 (seven) condominium units for recreational vehicle storage. Units will range in size from 1,560 s.f. to 1,700 s.f. within a proposed 11,292 s.f. building. The proposed subdivision also establishes a 12,250 s.f. common parking lot, and a 3,465 s.f. common landscaped area. The project site is an infill lot within an existing business park and no off-site improvements are required.

Plot Plan No. 26229 - A proposal to construct an 11,292 s.f. concrete tilt-up building with a proposed building height of 22 feet, with enclosed parking spaces for seven condominium recreational vehicle units ranging in size from 1,560 s.f. to 1,700 s.f. with common areas for parking and landscaping totaling approximately 15,715 s.f.

Setback Adjustment No. 06092 - A request to reduce the side yard setback of a proposed 11,292 s.f. building from 25 feet to 15 feet.

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

C. Total Project Area: 0.62 gross acres

Residential Acres:	NA	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	NA	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	.62	Lots:	1 (7 UNITS AND 2 COMMON AREAS)	Sq. Ft. of Bldg. Area: 11,292
Est. No. of Employees:	3			
Other:				

D. Assessor's Parcel No(s): 626-330-024 & 626-330-025

E. Street References: Southeast corner of Leopard Street and Wolf Road, north of Interstate-10 and west of Washington Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 1 West, Section 27

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is comprised of 0.6 acres of a vacant lot located in a business park north of Interstate 10 in the Coachella Valley west of Washington Street. The site is surrounded by developed land and existing infrastructure such as roads, sidewalk, curb, water, and sewer. The surrounding area is a business park consisting of various businesses and warehousing.

APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site is located within the foundation designation of Community Development (CD) and a land use designation of Light Industrial (LI). The General Plan designation of CD:LI allows for a wide variety of industrial and related uses, including service facilities, warehousing, and supporting retail uses such as the proposed trailer, recreational vehicle, and boat storage use. The use is consistent with the General Plan and other applicable land use policies within the General Plan.
- 2. Circulation:** The project site has adequate circulation and does not propose any circulation that will conflict with this element. Therefore the proposed circulation is 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:** The project area is not within a designated open space area and no natural open space land was required to be preserved within the boundaries of the Project area. However, the Project is within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but not located within a CVMSHCP designated Conservation Area. The proposed project meets all applicable Multipurpose Open Space element policies.
- 4. Safety:** The project is not in a fault zone, a high fire area, or dam inundation area. The project is located within a 100-year floodplain, but has been designed pursuant to CVWD recommendations to limit impacts from the floodplain on the proposed building and use. The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
- 5. Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance and the project meets all other applicable Noise Element Policies.
- 6. Housing:** The proposed project does not consist of housing, and therefore the Housing Element Policies are not applicable.
- 7. Air Quality:** The proposed Project will be conditioned to control any fugitive dust during grading and construction activities and shall adhere to the South Coast Air Quality Management District standards. The proposed project meets all other applicable Air Quality element policies.
- 8. Healthy Communities:** The proposed project meets the applicable policies HC14.1 and HC14.2 as the project will not produce pollution and can be located near homes.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial

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

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

G. Adjacent and Surrounding:

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

2. **Foundation Component(s):** Community Development.

3. **Land Use Designation(s):** Light Industrial

4. **Overlay(s), if any:** Not Applicable

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: Manufacturing-Service Commercial (M-SC)

J. Proposed Zoning, if any: Not applicable

K. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial (M-SC) to the south, east, and north and Industrial Park (IP) 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 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

Daniel Arvizo

Printed Name

Date

Charissa Leach, P.E.
Assistant TLMA 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is not adjacent to a designated scenic highway corridor. However, Interstate-10 is identified as a County Eligible Scenic Highway. The project site is generally obscured from views from Interstate-10 from intervening development and the project sits at relatively the same level as the highway. Therefore, there is no impact, either on designated or eligible scenic highways.
- b) The project site is vacant with some low growing vegetation, but generally void of any notable resources that could be characterized as scenic. Therefore, the proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view and there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County GIS database, Ord. No. 655 (Regulating Light Pollution), Western Coachella Valley Area Plan and Figure 6, Mount Palomar Nighttime Lighting Policy Area.

Findings of Fact:

- a) According to the Riverside County GIS database, the project site with existing buildings is located approximately 42.74 miles away from Mt. Palomar Observatory, which places it within Zone B and subject to the lighting requirements for this zone. The existing project is conditioned to comply with requirements for lighting and is further restricted on types of lighting required by the Airport Land Use Commission (COA 10.Planning.005, 10.Planning.250, and 10.Planning.255) These requirements are general requirements that apply to all development within the designated zone and therefore do not qualify as mitigation pursuant to CEQA. With compliance with existing requirements, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

3. Other Lighting Issues

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Expose residential property to unacceptable light levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Site Visit, Project Description

Findings of Fact:

a-b)The proposed project will create new sources of light which would generally accompany new commercial or industrial development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. The project is conditioned for any outside lighting to be hooded and directed downward so as to not shine directly upon adjoin property (COA 10.PLANNING.6). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County GIS database, and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of designated farmland – as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). Therefore, the proposed project will not impact land designated as Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use.

b) According to the Riverside County 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 located adjacent to any agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property and no impact will occur.

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. Therefore, there is no impact.

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.

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

Findings of Fact:

According to the General Plan, both of the major forests located in Riverside County are the Cleveland and the San Bernardino National Forests and both are part of the Sierra Mountain range. The project is located in the Coachella Valley which is not located in either forest.

a) The County has no designation 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to General Plan, 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 County has no designation of forest land, timberland, or timberland zoned areas. Therefore, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2012 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet

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

attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated in section b) below; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project does not involve a General Plan or Specific Plan Amendment and is not considered a significant project.

According to the threshold analysis provided below in section b) for the proposed project and the consistency analysis presented above, the proposed project will not conflict with the AQMP; no impact will occur.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
-----------	---------	-------

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

O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Construction Emissions

The proposed project will result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations. Due to the project's relatively small size and scope and therefore likelihood to exceed established thresholds, an air quality report to quantify the anticipated construction emissions was not required for this project. Threshold exceedance for construction impacts typically occurs with much larger projects that would involve a greater amount of construction equipment, worker trips, and construction equipment/material delivery to a particular project site. Since the project is of a relatively small size and scope, it is not anticipated that any daily construction thresholds would be exceeded. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area (0.6 acres), a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required.

Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2017. Long-term criteria air pollutant emissions will result from the operation of the proposed facility. The project is a trailer, recreational vehicle, and boat storage facility with seven spaces. Such a use would not likely receive a large amount of daily trips, let alone more than one expected trip per day since the use would simply accommodate such storage and occasional visits to the site to take out or bring back trailers, recreational vehicle, or boats. Landscaping maintenance would result in low levels of emissions, especially given the relatively small area of landscaping proposed that would need to be maintained. Other indirect operational emissions would result from electricity use on the site which would be limited to lighting primarily. Based on this, it is reasonably assumed that maximum daily emissions from the operation of the proposed project will not exceed established SCAQMD thresholds. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- c) Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As

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

required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts are therefore, 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 within 1 mile of the project include Business Park and related uses, single family residential homes, commercial uses and automotive commercial sales and uses. While single family residential homes are considered sensitive receptors, the proposed recreational vehicle, trailer, and boat storage project is small, will not include major transportation facilities, manufacturing uses, or generate significant odors, and is not expected to generate substantial point-source emissions. Therefore, impacts to sensitive receptors are considered less than significant.

- e) The project proposing a non-residential use that would also generally not be classified as a sensitive receptor. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- f) The project proposes recreational vehicle, trailer, and boat storage, and this type of use will not create objectionable odors affecting a substantial number of people. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County GIS database, CV-MSHCP, Environmental Programs Department review

Findings of Fact: The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Area and is subject to local development mitigation fee established by Riverside County Ordinance No. 875. Ord. No. 875 was established to assist in providing revenue to acquire and preserve open space and habitat in conjunction with the region's MSHCP. The fee is to be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP) which would require additional analysis. The project site is within an established Desert Business park which is approximately 80 acres +/-, and is one of the few remaining infill parcels left for development within the Desert Business Park. The site itself has the required infrastructure in place such as utilities, sidewalk, and street access. The site is a vacant lot that appears to receive occasional clearing because of the lack of any natural growth. No known listed threatened or endangered plants are located on the site. Based upon the fact that there are no habitat and geographic ranges, no listed species or special status species, specific meeting CEQA guidelines or that a mandatory finding of significance is likely to occur; therefore, the project will not:

- a) Conflict with the provisions of The Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) in that a mitigation fee has been established to fund, preserve, and protect natural habitat. The fee is what the applicant will be required to pay based on the net acres of the industrial land use. No known sensitive species or habitat have been identified by the MSHCP and none are anticipated to be impacted. As such, no project specific biological technical reports were prepared based on the state of the current site. However, pursuant to MSHCP requirements, the project is required to comply with burrowing owl surveys and migratory bird surveys (COA 60.EPD 001). These are standard existing requirements and are not considered mitigation. Therefore, impacts are considered less than significant.

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

- 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). This is because the project applicant will be required to obtain a nesting bird survey prior to any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season which occurs February 1 to August 15. The survey will be conducted by a qualified biologist obtained by the project applicant and shall occur no more than one week prior to disturbance. Although there are no trees on the project site, the site shall be surveyed for nesting birds. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval. These are standard requirements and are not considered mitigation pursuant to CEQA. However the condition reduces the impact of the project and therefore, the impacts are less than significant.
- 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. As noted previously, the site is generally void of any substantial vegetation and therefore is not expected to impact any sensitive habitat. Despite this, the potential may still exist on the site to support suitable nesting bird habitat and the project has been conditioned to require a burrowing owl nesting survey and Migratory Bird Treaty Act survey in the event that these habitats are removed (COAs 60. EPD.1 and 60.EPD.2). Therefore, with these standard requirements, impacts are considered less than significant.
- d) 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. However as a condition of approval (COA 60.EPD 001), the project applicant will be required to obtain a nesting bird survey prior to any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15). If this is done the applicant shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance.
- e) Have an impact or 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; or have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means because the project site does not contain riverine/riparian areas, vernal pools, or ephemeral streams
- d)g) Not have an impact or conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance and the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. As stated above, the project is in

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

compliance with the region's habitat conservation plan and there are no other policies or ordinances that are applicable to biological resources. In addition, the project site does not have any natural growing trees on the site.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Historic Resources				
a) Alter or destroy a 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials;

Findings of Fact:

- a) Based upon analysis of records and a survey of the property by County Archaeologist Heather Thomson and Twenty-Nine Palms Tribal representative Sarah Bliss, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources because protocol and a site visit analyzed potential impact and found there was none, thus the project has a less than significant impact.
- b) Based upon analysis of records and a survey of the property by County Archaeologist Heather Thomson and Twenty-Nine Palms Tribal representative Sarah Bliss, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts due to the required protocol in this regard.

Mitigation: none

Monitoring: none

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: On-site Inspection, Project Application Materials.

Findings of Fact:

- a) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered less than significant.
- b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources.
- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.
- d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: none

Monitoring: none

10. Tribal Cultural Resources

- a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
sacred place, or object with cultural value to a California Native American Tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision © of Public Resources Code Section 5024.1. In Applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.				

Source: Native American Consultation

Findings of fact: In compliance with Assembly Bill 52 (AB52), on May 09, 2017 Riverside County Planning Department Staff notified nine tribal groups who have requested to be noticed on projects located within their Traditional Use Areas. A response was received from the Agua Caliente Band of Cahuilla Indians and the Twenty-Nine Palms Band of Mission Indians. Agua Caliente requested to be provided the record search results, and any cultural resource documentation generated in connection with this project. Twenty-Nine Palms requested that a Phase I cultural survey be conducted. There was no response from the Cabazon Band of Mission Indians, the Cahuilla Band of Indians, the Colorado River Indian Tribes, the Quechan Indian Nation, the Ramona Band of Cahuilla Indians, the Soboba Band of Luiseno Indians or the Torres Martinez Band of Cahuilla Indians

No Tribal Cultural Resources were identified by either Twenty-Nine Palms or Agua Caliente because there are no Tribal Cultural Resources Present. Nonetheless, a condition of approval has been applied to the project requiring one of the Tribes to conduct Cultural Sensitivity Training to construction personnel at a pre-grade meeting. This training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a **mandatory** training and all construction personnel must attend prior to beginning work on the project site. This training will ensure that if previously unidentified tribal cultural resources are identified during grading, the proper protocols will be followed. This requirement does not constitute mitigation pursuant to CEQA, but for the reasons set forth above, impacts in this regard are less than significant.

Mitigation: none

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

Monitoring: none

11. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"; Riverside County GIS database, County Geologist review

Findings of Fact:

a.) The project is located within a low sensitivity area for the presence of paleontological resources as indicated in the General Plan. Following a literature search, records check, and a field survey, the project site is determined by a qualified vertebrate paleontologist as having low potential for containing significant paleontological resources subject to adverse impacts. However, should fossil remains be encountered during site development, per the Project's condition of approval, proper procedures are required to ensure that uncovered resources are evaluated, left in place if possible, or curated as recommended by a qualified paleontologist. Therefore the project's impact to fossil remains is less than significant because the County's protocol for discovery of paleontological resources (10. Planning 001) reduces the project's impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

12. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," Riverside County GIS database, County Geologic Report Nos. 2553 and 2048 by Sladden Engineering dated 2/14/17 and 8/15/07, respectively.

Findings of Fact: There are no known active or potentially active faults that traverse the site. The potential for active fault rupture at this site is considered very low. The site is likely to be subjected to moderate ground shaking during the expected life span of the project. The nearest active fault is the local segment of the San Andreas Fault Zone, referred to as the San Bernardino strand. Additionally,

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

the Project Geologist (Sladden 2007) concluded that “risks associated with primary surface ground rupture should be considered low.” Therefore, the proposed project will not:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Analysis of the risk reduced the project’s impact to less than significant.
- 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. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction”, County Geologic Report Nos. 2553 and 2048 by Sladden Engineering dated 2/14/17 and 8/15/07, respectively.

- a) Liquefaction potential is mapped as being moderate at this site. However, the Project Geologist (Sladden 2007) considers risks associated with liquefaction to be negligible based on their site-specific analysis. Therefore, impacts are considered less than significant

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

14. 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 Geologic Report Nos. 2553 and 2048 by Sladden Engineering dated 2/14/17 and 8/15/07, respectively.

Findings of Fact:

There are no known active or potentially active faults that traverse the site 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. Typical California Building Code measures on structure design to withstand ground shaking adequately limit the potential for substantial impacts from ground shaking. As California Building Code requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. 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 Geologic Report Nos. 2553 and 2048 by Sladden Engineering dated 2/14/17 and 8/15/07, respectively.

Findings of Fact:

a) There are no slopes on or adjacent to the subject property, and the site is relatively flat. According to the Project Geologist, risks associated with slope instability should be considered low. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", County Geologic Report Nos. 2553 and 2048 by Sladden Engineering dated 2/14/17 and 8/15/07, respectively.

Findings of Fact:

a) According to the County General Plan, the project site is mapped as "potentially susceptible" to subsidence; however, the Project Geologist (Sladden 2007) concluded that no fissures or other surficial evidence of subsidence were observed at or near the subject site. Therefore, the potential for ground subsidence to impact the site is considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

17. Other Geologic Hazards

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

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

Source: Riverside County General Plan, Southwest Plan, Figure 10 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones", County Geologic Report Nos. 2553 and 2048 by Sladden Engineering dated 2/14/17 and 8/15/07, respectively.

a) The project site is not located near any large bodies of water or in a known volcanic area. Additionally, the Project Geologist has determined the risk associated with these hazards to be remote. (Sladden 2007) Therefore, the project site has no impact because it is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Slopes

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

Source: Riverside County GIS database, Project Application Materials, County Geologic Report Nos. 2553 and 2048 by Sladden Engineering dated 2/14/17 and 8/15/07, respectively.

Findings of Fact:

- a) The project is topographically flat to moderate sloping and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. Impacts will be less than significant.
- b) The project does not propose to construct any cut or fill slopes greater than 2:1 or higher than 10 feet. No impacts will occur.
- c) No subsurface sewage disposal system is proposed for the project. Therefore, the project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. 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 (2013), creating substantial risks to life or property?	<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
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: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, County Geologic Report Nos. 2553 and 2048 by Sladden Engineering dated 2/14/17 and 8/15/07, respectively.

a) The development of the site will not result into a significant loss of topsoil from grading activities due to the County's implementation of the National Pollution Discharge Elimination System and the applicant's requirement to implement Best Management Practices (BMPs). Impacts will be less than significant.

b) According to the Project Geologist (Sladden 2007), initial laboratory testing indicated that the site soils are considered non-expansive (EI=0). Impact is less than significant.

c) The site will be served by existing sewer infrastructure in the area, no septic system is proposed, therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Erosion

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys
Findings of Fact:

a) The applicant will be required to develop and implement a storm water pollution prevention plan (SWPPP) and incorporate its Best Management Practices (BMPs). This is a requirement under the National Pollution Discharge System (NPDES) general construction permit. The SWPPP is designed to minimize pollutant run-off and to prevent erosion during and after construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions that will reduce the project's impact to less than significant.

b) As stated above, once site improvements begin the potential for on-site erosion will increase. However, BMPs implemented from the Project's SWPPP are designed for maintaining water quality and reducing erosion. Impacts will be less than significant.

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
--	--------------------------------	--	------------------------------	-----------

21. 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 Safety Element and Figure S-8 "Wind Erosion Susceptibility Map"

Findings of Fact:

a.) According to the Safety Element of the General Plan, Wind Erosion, "The Coachella Valley, is within the zone of high wind erosion susceptibility." The General Plan also states:

Wind-blown sand is a well-recognized hazard for developments in the Coachella Valley. It has forced abandonment of dwellings and subdivided tracts in the central Coachella Valley. The primary source of sand here is the Whitewater River. Increases in the amount of wind-blown sand are related to episodic flooding of the Whitewater River. A 15-fold increase in wind erosion rates in this area has been noted following heavy flood events. Therefore, mitigation of wind-blown sand is directly related to mitigation of flood potential on the Whitewater River.

The site is located in an area of High Wind Erodibility rating. Soil movement is initiated as a result of wind forces exerted against the surface of the ground. Dust particles in the air create major health problems and atmospheric dust causes respiratory discomfort. In some cases these particles may carry pathogens that cause eye infections and skin disorders. Wind storms often reduce highway traffic flow and restrict traffic visibility. Dust storms can also cause additional problems to buildings, fences, roads, crops, trees and shrubs can all be damaged by abrasive blowing soil.

During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project's SWPPP and WQMP and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with South Coast Air Quality Management District (SCAQMD) Rule 403, which addresses the reduction of airborne particulate matter. With mandatory compliance to these regulatory requirements, wind erosion impacts would be less than significant during construction and no mitigation is required.

Following construction, wind erosion on the Project site would be very negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: California Air Pollution Control Officers Association. *CEQA and Climate Change*. January 2008; South Coast Air Quality Management District. CEQA Significance Thresholds Working Group. Meeting # 15, Main Presentation. September 28, 2010 Application Materials

Findings of Fact:

a-b) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. Hazards and Hazardous Materials

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

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

Source: Project Application Materials; www.envirostor.dtsc.ca.gov

- a) The proposed project is not expected to create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials and is not expected to cause any significant environmental impacts related to activities related to recreational vehicle storage. RV storage could result in hazardous waste materials being stored on site, such as paint, batteries, oil, asbestos, and solvents. The County of Environmental Health offers programs to assist property owners to dispose of household hazardous waste. As result of County resources being available for all property owners and the various guidelines in place for land uses, this project's impact is considered to be less than significant.

- b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. However, construction activities that disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. Applicant is 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. Once constructed the project is subject to various building and safety inspections Year-round. All projects are required to implement Best Management Practices (BMP's) and they are required to 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. Conditions of approval (10.BS GRADE 006, 60.BS GRADE 001, 60.BS GRADE 14) State and County guidelines and construction inspections by County staff ensure that the project's impact is less than significant.

- c) The proposed Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan as it has not been identified as a being along a critical path or facility in the event of an emergency. Therefore there is no impact from this project

- d) The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no impact from hazardous emissions is forecast to occur. Hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents.

- b) The site is not located on a site Department of Toxic Substances Control's data management system for tracking our cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites as a result, its development would not create a significant hazard to the public or the environment. There are no sites within 1,000 feet of the project area. The nearest site, Site 33000003, is located about 3,000 feet on the south side of Interstate 10. The project is not impacted and the project does not impact this site.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

24. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan, Riverside County GIS database, Riverside County Airport Land Use Commission

a-d) The project site is located within the vicinity of the Bermuda Dunes Airport. On June 8, 2017, the County of Riverside Airport Land Use Commission (ALUC) found the project consistent. As included in the analysis by ALUC, the proposed project would not result in a safety hazard to people working in the project area. Impacts would be less than significant. The project is not within the vicinity of a private airstrip therefore there is no impact. The conditions of approval regarding the project being within ALUC are standard Conditions of Approval and as pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Hazardous Fire Area

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

26. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas; Coachella Valley Water District letter dated March 21, 2017.

Findings of Fact:

a) The site is within the Whitewater River Basin Thousand Palms Flood Control Project which is under the jurisdiction of the Coachella Valley Water District. The Thousand Palms Flood Control project is currently under the design stage and the project applicant will be required to dedicate right-of-way or participate in the financing portion of these facilities (COA 10Planning 248). Prior to construction of the project, the applicant is also required to comply with design measures outlined in the proposed grading plan approved by CVWD. The project is to include flood control measures such as raising the primary structure and electronic equipment 3-feet above the highest adjacent ground. Riverside County Ordinance No. 458 requires protection from a flood event that has a one percent chance of occurring in any given year. As a result, flood damage may occur as a result of larger storms. The ordinance provides

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

that the county and CVWD are neither liable nor responsible for any damages. Property owners should consider carrying flood insurance to protect themselves from flood damage. Property owners should also be aware that their activities within the floodplain may affect the flooding and result in damage to others for which they may be liable. Flood protection measures for local drainage and regional flood shall provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions. The impact is considered less than significant.

b) If approved, the Project will be required to adhere to the State and County requirements for run off from construction and post construction BMPs. As a result, the potential for contaminated stormwater discharges and the potential for downstream pollutant loading is significantly reduced. The project is also served by existing sewer infrastructure. Impacts from construction and post construction will be less than significant.

c) The project will be served by the Coachella Valley Water district for water services. No wells are proposed. The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Impacts will be less than significant.

d) No streams traverse the project site; thus, construction on the project site will not result in the alteration of any stream course. With regard to project operation, on-site drainage will continue to function through retention basins located along the project site. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Impacts will be less than significant.

e-f) According to the Coachella Valley Water District (CVWD), the agency which has jurisdiction for flood control in which the subject project site is located, the subject site is subject to shallow flooding and is designated Zone AO, depth 3 foot on Federal Flood insurance rate maps which are in effect. No housing is proposed so there would be no impact by placing housing within a floodplain. The project has been conditioned to meet flood control requirements to elevate the building out of the flood plain. With implementation of these design measures, impacts to the floodplain would be less than significant.

g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in this section. No impacts will occur.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) like water quality treatment basins or constructed treatment wetlands and the operation of the project will not result in significant environmental effects like increased vectors or odors. Drainage will be provided onsite through on site retention basins. Impacts will be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

27. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure S-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"; Project Application Materials

Findings of Fact:

- a) As approved by the Coachella Valley Water District, the project's design including on site retention and raised elevations will not substantially alter the existing drainage pattern or alter the, course of a stream or river because the amount of retention the property site naturally retains is not significantly changed with the provision of an engineered on-site retention, which is designed to retain the amount of water similar to in its natural state. The raised structure is an impervious footprint that is calculated into the retention basin design. Therefore the project's impact will not substantially increase the rate or amount of surface runoff in a manner that will result in flooding on- or off-site. Impacts will be less than significant.
- b) As the project design has been approved by the jurisdictional flood district, Coachella Valley Water District, development of the Project will increase impervious surface coverage on the site, however a portion of the Project site is proposed to be landscaping and retention basin areas. This is sufficient because the absorption rate of the entire project area has been engineered to keep absorption rates similar to its natural undeveloped state. Also, the project's footprint will be required to meet NPDES requirements for the water quality by implementing best management practices. Impacts will be less than significant.
- c) The project cannot be issued a grading permit until it has meet the flood measure requirements as approved on the proposed grading plan with flood control measures approved by the Coachella Valley Water District. The General Plan also designates the project site is outside an area subject to dam inundation. There are no levees in vicinity of the project. No impact will occur.
- d) The proposed Project site's drainage patterns have been reviewed by and approved by the jurisdictional flood control agency. Drainage patterns are to be maintained under the proposed Project design. The project includes on site retention which would reduce peak flows from the site. The Project would not affect the total amount of flows from the site and has no potential to result in changes in the amount of surface water in any water body, which would be the Salton Sea. The project will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

28. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Western Coachella Valley Area Plan

Findings of Fact:

- a) The project is located in an unincorporated area of Riverside County, north of the City of Palm Desert. The project site is designated Community Development: Light Industrial (CD:LI) in the Western Coachella Valley Area Plan. The proposed use for storage is an acceptable use within this land use designation. The project will not result in a substantial alteration to the present land use of the area and impacts will be less than significant.
- b) The project is located within the City of Palm Desert's sphere of influence. The City of Palm Desert's General Plan designates the site as Industrial, which is generally consistent with the County's land use designation of Light Industrial. Additionally, the project is consistent with surrounding land uses that are also located within the sphere of influence. Therefore, the project will not affect land uses within a city sphere of influence or within adjacent city or county boundaries; impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element; Riverside County General Plan, Coachella Valley Area Plan

Findings of Fact:

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

a-b) The project is consistent and compatible with the site's existing zoning of Manufacturing – Service Commercial (M-SC) and that zone's applicable development standards, excluding the setback requirements which the Setback Adjustment addresses. Surrounding zoning consists of similar compatible zoning of Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P). A less than significant impact will occur regarding consistency with the site's and surrounding zoning.

c) The project will be located in an existing business park with similar uses. No impact will occur.

d) The project is consistent with the Riverside County General Plan in that the land use is permitted and regulated under the Zoning Ordinance. The project will have no impact.

e) There are no components of the proposed Project that would obstruct access to the community or divide the physical arrangement of the community. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

30. 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, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General plan Figure OS-5, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project 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. Thus, no impact would occur.

c-d) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. There are no known active mining operations in

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

the area surrounding the proposed project. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, there would no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

31. 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, Riverside County Airport Land Use Commission

Findings of Fact:

a) The project site is located within an airport land use plan and within two miles of a public airport that will expose people residing on the project site to noise. However, the proposed use as a storage facility is not particularly sensitive to noise and the project is conditioned (COA 10.Planning 255) to notify each buyer of a unit about the proximity and issues of noise or similar nuisances from airport. Less than significant impacts will occur.

b) The project is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Railroad Noise

NA A B C D

Source: Riverside County General Plan

Findings of Fact:

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

There are no railroad tracks in the vicinity of this project site. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan, Circulation Element

Findings of Fact:

The project is not directly adjacent to any Highway. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Noise Element

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

Findings of Fact:

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Perceived noise levels reduce substantially as the distance from the source of the noise increases. As a sample, a noise source measured of 100 dBA at a one (1) foot distance would generally measure at approximately 60 dBA at a 100 foot distance.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

LDN (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

- a) The County of Riverside Noise Element and Ordinance contain land use compatibility guidelines for community noise. Among the various land uses, schools and single-family/multi-family residential uses are generally unacceptable in areas between 65 and 75 dBA CNEL and are conditionally acceptable in areas between 65 and 70 dBA CNEL. Vehicle noise can potentially affect the project site, as well as land uses located along nearby roadways. Because of the location, size, and type of project as storage that will not generate regular amounts of noise, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts will be less than significant.

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

- b) Construction of the proposed building will require a site preparation phase, grading activity, building construction, and final exterior finishing. Grading activities will involve the use of standard earth moving equipment, such as drop hammer, dozers, loaders, excavators, graders, back hoes, pile drivers, dump trucks, and other related heavy-duty equipment, which may be stored on site (or nearby) during construction to minimize disruption of the surrounding land uses. Above-grade construction activities will involve the use of standard construction equipment, such as hoists, cranes, mixer trucks, concrete pumps, laser screeds, and other related equipment.

Equipment used during the construction phases will generate both steady state and episodic noise that will be heard both on and off the project site. Noise levels generated during construction will primarily affect the industrial and business park land uses adjacent to the project site to the west and southeast that are not typically sensitive to noise. In addition, daily transportation of construction workers and the hauling of materials both on and off the project site are expected to cause increases in noise levels along study area roadways, although noise levels for such trips will be less than peak hour noise levels. The project will adhere to all County noise standards to alleviate construction noise and therefore impacts will be considered less than significant.

- c) Riverside County Ordinance No. 847 establishes countywide standards regulating noise according to the type of land use (General Plan land use designation and density). The land use designations immediately surrounding the project site consist exclusively of Light Industrial (LI). According to Section 4 of Ordinance No. 847, the maximum decibel levels for these listed land use designations range from 75 dBA during the daytime (7 AM – 10 PM), and 55 dBA during the nighttime (10 PM – 7 AM). Operation of the proposed Project will not produce substantial levels of noise as the storage facility would not have noise generation noise equipment other than when vehicles are brought to and taken from the site. Routine landscape and other maintenance, will be performed; however, such maintenance is not a significant source of noise. Therefore, operational noise will be less than significant. Regarding the Project's construction noise, according to Section 2 of Ordinance No. 847, noise emanating from private construction projects located within one-quarter of a mile from an inhabited dwelling (such as those that exist approximately one-quarter mile to the east), like the proposed Project, is exempt from Ordinance No. 847's noise standards provided that 1) construction does not occur between the hours of 6:00 PM – 6:00 AM during the months of June through September, or between the hours of 6:00 PM – 7:00 AM during the months of October through May. Therefore, adherence of Riverside County Ordinance No. 847 will ensure that impacts to construction noise will be less than significant.

- d) Persons might be exposed to ground borne vibration or ground borne noise levels during construction and operation of the project. However, for grading and construction of the project, equipment such as pile drivers that have the potential to generate high levels of ground borne vibration are not anticipated to be used. Additionally, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

36. Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Riverside County General Plan Housing Element

Findings of Fact:

- a) Since no dwelling units exist on the site, the proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- b) The project will not have a regular employment base and will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. Additionally, the existing housing stock in the general vicinity of the Project site and in the region would be sufficient to address any increased housing demand. The project will have a less than significant impact.
- c) Since no dwelling units exist on the site, the project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project is currently vacant. No impact will occur.
- d) According to the Riverside County GIS database, the Project site is not located within a redevelopment area. Therefore, the proposed Project would not result in any impact to a Redevelopment Project Area.
- e) Due to the limited duration of construction, the small footprint of the project, the limited number of construction workers and operational workers, the proposed project is not expected to increase the demand for housing in the area. In addition the project is an infill project and is surrounded by existing development. The project is not likely to trigger an increase to new development or result in full time employment in the area. As a result the project development is not substantial in that it could trigger any significant population growth or exceed population projections. Therefore, the project will not cumulatively exceed official regional or local population projections and no impact will occur.
- f) The proposed project does not include any substantial infrastructure or other improvements that would trigger unanticipated growth or development or result in other properties to be developed that are not feasible to be developed today that could increase residential development and

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

induce substantial population growth. Additionally, the proposed project does not include a change of zone or a general plan amendment to accommodate any residential development that would modify the population projections from the General Plan and included in regional projections. Therefore, no impact will occur.

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:

37. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The proposed Project would primarily be served by north Bermuda Dunes Fire Station located on Washington Street, approximately .64 miles from the Project site. Thus, the Project site is adequately served by fire protection services under existing conditions.

Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. 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 will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. This is a standard Condition of Approval. Based on the foregoing analysis, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Sheriff Services

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

Source: Riverside County Sheriff's Department

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. Riverside County Sheriff's Department provides community policing to the Project area via the Palm Desert Sheriff's Station located approximately 6.1 miles southwest of the Project site. The proposed project will have a very small but incremental effect on the level of sheriff services provided in the vicinity of the project area. The Project is required to comply with the provisions of the County's DIF Ordinance (Ordinance No. 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of police protection services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. The project will not directly physically alter existing facilities or result in the construction of new facilities. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Schools

Source: Coachella Valley Unified School District

Findings of Fact:

The project site is located within the Coachella Valley Unified School District. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed Project does not include housing or any other feature that will increase residents or employment in the area such that libraries will be affected. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

41. Health Services

Source: Riverside County General Plan

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

Findings of Fact:

The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

42. 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: Riverside County General Plan, Public Facilities

Findings of Fact:

a, b) The proposed Project does not include housing or any other feature that will increase residents or employment in the area such that existing parks or recreational facilities will be affected. Additionally, the Project does not include recreational facilities, nor does it require the expansion of a recreational facility. Therefore, no impact will occur.

c) The proposed project will be required to pay to a recreational district entity appointed by the County of Riverside for the payment of park and recreation fees part of County Ordinance No. 659 to lessen impacts on existing regional parks, but as an industrial use would not be subject to CSA or park district fees (i.e. Quimby fees). Compliance with County Ordinance No. 659 is a standard condition of approval and is not considered mitigation under CEQA. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan, Western Coachella Valley Area Plan, Figure 8 "Trails and Bikeways System"

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

Findings of Fact:

According to the Western Coachella Valley Area Plan, the project site is not located near any historic trails, bike trails, regional trails, or community trails. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

44. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? 9

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

d) Alter waterborne, rail or air traffic?

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

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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

f) Cause an effect upon, or a need for new or altered maintenance of roads?

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

g) Cause an effect upon circulation during the project's construction?

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

h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input 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, Circulation Element, Western Coachella Valley Area Plan Figure 7- Circulation, Riverside County Airport Land Use Commission

Findings of Fact:

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

a, b, g) The proposed Project is not a traffic-generating facility. Construction activities entail relatively minor grading work and site preparation. Construction vehicles will utilize the local street system to access the Project site. Once operational, trips to and from the site would typically include taking out and returning of trailers, recreational vehicles, and boats at the storage facility, which would be infrequently since these are typically stored on site for long periods of time. Due to the infrequent nature of use of the storage facility, the operation of the project will not impact the circulation system. No short-term impact to the performance of the circulation system will occur since the increase in construction traffic on the surrounding street system will be temporary and minimal in relation to existing traffic volumes, and operationally will not generate new trips on an average daily basis. Similarly, the Project will not impact any congestion management programs. Therefore, impacts will be less than significant.

c) The Project site is located near the Bermuda Dunes Airport. However, as analyzed by the Riverside County Airport Land Use Commission, the project would be consistent with the Bermuda Dunes Airport Land Use Compatibility Plan which would not necessitate any change in air traffic patterns. Therefore, no impact will occur.

d) The Project does not include any feature that will alter waterborne or rail traffic, nor are such modes of transportation available within the Project region. Regarding air traffic, see 43(c), above. Therefore, no impact will occur.

e) The Project will not require any changes to be made to local public roadways, or introduce incompatible uses. Therefore, no impact will occur.

f) The Project site will be accessed from Wolf Road. The Project's temporary construction traffic impact will not be significant and the roadway in its current condition is adequate for conveying such to and from the Project site. Thus, the Project will not result in the need for new or altered maintenance of roads. Therefore, impacts will be less than significant.

h) The Project site is currently vacant and will be accessed via Wolf Road. Thus, the Project will not alter or compromise any existing emergency access points in the area, either during construction or operation. Therefore, no impact will occur.

i) The Project will not affect any alternative transportation policies, plans, or programs. The Project site will be accessed via Wolf Road. Construction-related traffic will be insignificant and temporary, and Project operational activity will not generate a substantial number of new trips on the circulation system. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Bike Trails

Source: Riverside County General Plan, Western Coachella Valley Area Plan, Figure 8 "Trails and Bikeways System"

Findings of Fact:

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

According to the Western Coachella Valley Area Plan, the project site is not located near any historic trails, bike trails, regional trails, or community trails. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Project Application Materials, Will Serve Letter

Findings of Fact:

a) Water service will be provided by Coachella Valley Water District. The proposed storage facility does not have any regular need for water outside of onsite landscape irrigation. The proposed project would be served from existing water treatment facilities and would not directly require the construction of any new facilities. Any construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. Impacts will be less than significant.

b) The project will be served by the Coachella Valley Water District which has submitted a will serve letter for water service indicating adequate water supplies exist. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Project Application Materials; March 21, 2017 letter from the Coachella Valley Water District (water and sewer provider); Department of Environmental Health Review

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

Findings of Fact:

a) The existing site and its surroundings are improved and served by existing sewer systems. No septic system is proposed. The proposed project will not require the construction of new wastewater treatment facilities that would cause significant environmental effects. This project has been conditioned to ensure all requirements to continue receiving sewer service are met with the Coachella Valley Water District (CVWD). According to a CVWD letter dated March 21, 2017:

The project is located within the service area of CVWD for the provision of domestic water...the initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time.

Any construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. As a result, less than significant impacts are anticipated.

b) The project will be served by the Coachella Valley Water District which has submitted a will serve letter for sewer service. The project will not 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. As a result of the services that are anticipated and covered, the project demand and impact to sewer service is anticipated to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. 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) Long-term operation of the storage facility will not generate solid waste. If any waste is generated during the construction process, disposal of construction materials will occur in accordance with federal, state, and local regulations. Disposal will occur at permitted landfills, and construction contractors will be encouraged to recycle construction materials. Additionally, 50 percent, at minimum, of the solid waste that will be generated during construction is required by state law to be diverted from the landfill. Therefore, with regards to sufficient landfill capacity, impacts will be less than significant.

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

b) The proposed development will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is available to the proposed project onsite and the project is not anticipated to create a need for new facilities. Impacts will be less than significant.

d) Storm water drainage will be handled on-site and directed to existing facilities in the area. Impacts will be less than significant.

e-f) The project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant

g) The project will not require construction or expansion of new government facilities. The project will function sufficiently with existing government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation

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

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

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

Source:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact:

The proposed project will not substantially impact any scenic vistas, scenic resources, or the visual character of the area and will not result in excessive light or glare. The project is within a developed business park and is one of the few remaining vacant lots. It already has all primary utilities and existing street access in place. The site is not designated as farmland or forest land and will not cause any impacts. The project site is not located within an area with potential natural habitats and is conditioned to participate in the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The proposed project will not impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species. As demonstrated above, adverse impacts to archaeological and paleontological resources and human remains will be managed through the incorporation of the Project's conditions of approval and therefore will be less than significant. Construction-phase procedures will be implemented in the event any important archaeological resources, paleontological resources, or human remains are discovered during grading, consistent with Riverside County Conditions of Approval. Impacts related to emissions of criteria pollutants and other air quality impacts will be less than significant. Impacts related to hydrology and water quality will be less than significant. Based on the preceding analysis of potential impacts discussed in the Environmental Assessment, the evidence indicates that this project will not degrade the quality of the environment. The County hereby finds that impacts related to degradation of the environment, biological resources, and cultural resources will be less than significant.

52. 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)?

Source: Staff review, Project Application Materials

Findings of Fact:

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

Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project. Section 15130(b)(1) of the CEQA Guidelines identify two methods to determine the scope of related projects for cumulative impact analysis:

List-of-Projects Method: a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency.

Summary-of-Projections Method: a summary of projections contained in an adopted general plan or related planning document or in a prior environmental document that has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The proposed project will not be substantially growth inducing and will not contribute to a cumulative impact. In addition, the proposed project will be consistent with the County's adopted General Plan.

Non-Cumulative Impacts

Generally, impacts related to aesthetics, geology and soils, and airport hazards at the project-level have no potential for cumulative impacts because impacts are limited to on-site conditions and include no component that could result in similar impacts over time or space. Therefore, no cumulative impacts related to these topics will generally occur.

Local Impacts

Generally, projects can contribute considerably to cumulative impacts in context of the local environment. Local cumulative impacts are limited to agricultural and forestry resources, air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water quality, land use and planning, mineral resources, noise, population and housing, public services, transportation and traffic, and utilities and service systems. A general discussion of potentially significant cumulative impacts in the local context is summarized below.

While the project will contribute to localized cumulative impacts, the project contribution will not be considerable. County Conditions of Approval prevent impacts from rising to a level of significant.

Regional Impacts

Projects can contribute considerably to cumulative impacts in context of the regional environment. Regional cumulative impacts are limited to air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water

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

quality, flooding, land use and planning, mineral resources, transportation and traffic, and utilities and service systems. A general discussion of less than significant cumulative impacts in the regional context is summarized below.

While the project will contribute to regional cumulative impacts, the project contribution will not be considerable. County Conditions of Approval prevent the project's impacts from rising to a level of significant and these are identified and discussed throughout the entire document. For example, the project itself could impact or worsen the surrounding area during a flood, however the project is conditioned to reduce the impact through the implementation of flood control related conditions. The regional input from a flood control entity into the project approval improves the project's design and the additional conditions such as NPDES reduces the regional impact of the project even more.

Global Impacts

One topic of global concern is climate change. Climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. As demonstrated above, the proposed project will not have a significant impact related to greenhouse gases, and the project will therefore not contribute considerably to global climate change.

Based on the above analysis concerning the local, regional, and global impacts of the project in consideration of past, current, and future projects, the County hereby finds that the contribution of the proposed project to cumulative impacts will be less than significant.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff Review, Project Application

Findings of Fact:

Based on the analysis of the project's impacts discussed in the Environmental Assessment, there is no indication that this project could result in substantial adverse effects on human beings. While there will be a variety of temporary adverse effects during construction related to noise and criteria pollutant emissions, these will not rise to a level of significant levels due to incorporation of standard requirements for air quality, water quality, and post construction best management practices. The analysis herein concludes that direct and indirect environmental effects will at worst require County oversight to reduce to less than significant levels. Generally, environmental effects will result in less than significant impacts. Based on the analysis in this Environmental Assessment, the County finds that direct and indirect impacts to human beings will be less than significant.

VI. EARLIER ANALYSES

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

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

Earlier Analyses Used, if any: Riverside County General Plan and EIR

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

County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

File:

Revised: 7/12/2017 5:13 PM

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

5. DRT CORRECTIONS REQUIRED

TRANS DEPARTMENT

5.TRANS. 1 DRT - AMENDED EXHIBIT REQUIRED REQUIRED

An amended exhibit is required for this project. For specific requirements contact Majeed Farshad (760)863-7045.

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

Tentative Parcel Map No. 37307 proposes a Schedule E subdivision that will create a single parcel (.62 acres) with 7 (seven) condominium units for recreational vehicle storage. Units will range in size from 1,560 s.f. to 1,700 s.f within a proposed 11,292 sf. building. The proposed subdivision also establishes a 12,250 s.f. common parking lot and 3,465 s.f common landscaped area. The project site is an infill lot within an existing business park and no off-site improvements are required.

10. EVERY. 2 MAP - 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 TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; 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 TENTATIVE MAP, 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,

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

10. GENERAL CONDITIONS

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

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.

10. EVERY. 3 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 37307 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 37307, Amended No. 3, dated 5/25/17.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider 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 the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.BS GRADE. 3 MAP - 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 MAP - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 MAP - 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)

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

10. GENERAL CONDITIONS

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

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 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.

10.BS GRADE. 6 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 7 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum. Minimum slope from foundation is 5% (percent) for a minimum of 10 feet. Swales located within 10 feet of the building foundation shall be sloped a minimum of 2% (percent).

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.BS GRADE. 11 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

FIRE DEPARTMENT

10.FIRE. 1 MAP* - #14 - COM/RES HYD/SPACING RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located a each street intersection and spaced not more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant and water flow consisting of 1,375 gallons per minute @ 20psi for 2 hours.

10.FIRE. 2 MAP-FIRE ACCESS RECOMMND

Fire acess needs to be 24 feet in width and all weather surface. All portions of the building needs to be within 150 feet to fire access.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP- MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in ounty 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. 7 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - OFFSITE SIGNS ORD 679.4 (cont.) RECOMMND

any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 8 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

10.PLANNING. 14 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 16 MAP - 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:

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

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - LOW PALEO (cont.)

RECOMMND

will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

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

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

10.PLANNING. 18 MAP- ZONING STANDARDS

RECOMMND

The single lot created by this TENTATIVE MAP shall be in conformance with the development standards of the Manufacturing - Service Commercial (M-SC) zone.

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING. 34 USE - GEO02553 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2553, an Update Report to GEO02048, submitted for the project PM37307, was prepared by Sladden Engineering. The report is titled; "Geotechnical Update, Proposed Storage Buildings, Lots 24 & 25 Wolf Road, Palm Desert Area, Riverside County, California," dated February 14, 2017.

GEO02553 concluded:

1. Based upon our review of the referenced reports and our previous experience in the site vicinity, it is our opinion that the structural values and remedial grading recommendations remain applicable for the design and construction of the proposed new storage building structure foundation.

GEO02553 recommended:

1. In order to provide uniform foundation support, we recommend over-excavation and re-compaction throughout the proposed building areas.

2. The building areas should be over-excavated to a depth of at least 3 feet below existing grade or 2 feet below the bottom of the footings, whichever is deeper.

3. The soils exposed during over-excavation should then be scarified to a depth of approximately 1 foot, moisture conditioned and re-compacted to at least 90 percent relative compaction.

GEO No. 2553 satisfies the requirement for a geologic/geotechnical update for Planning/CEQA purposes. GEO No. 2553 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 35 MAP - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING. 35

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

"The nondestructive removal and analysis of human remains and items associated with Native American human remains.

"Preservation of Native American human remains and associated items in place.

"Relinquishment of Native American human remains and associated items to the descendants for treatment.

"Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING. 35 MAP - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

"Record the site with the commission or the appropriate Information Center.

"Utilize an open-space or conservation zoning designation or easement.

"Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

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. 36 MAP - UNANTICIPATED RESOURCES RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be 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

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING. 36 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or 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 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, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

TRANS DEPARTMENT

10.TRANS. 2 MAP - DRAINAGE 1 DRAFT

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 3 MAP - DRAINAGE 2 DRAFT

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.TRANS. 4 MAP - NO ADD'L ON-SITE R-O-W DRAFT

No additional on-site right-of-way shall be required on Wolf Road and Leopard Street since adequate right-of-way exists.

10.TRANS. 5 MAP - NO ADD'L ROAD IMPRVMENTS DRAFT

No additional road improvements will be required at this time along Wolf Road and Leopard Street due to existing improvements.

10.TRANS. 7 MAP - STD INTRO 3(ORD 460/461) DRAFT

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map 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 map to be resubmitted for further consideration. These Ordinances 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. 8 MAP - UTILITY INSTALL. 1 DRAFT

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 10 MAP - COUNTY WEB SITE DRAFT

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.

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.TRANS. 11 MAP - FINAL MAP DRAIN EASEMENT DRAFT

The land divider shall delineate the locations of the retention basins and drainage channels on the final map and shall record a drainage easement to the benefit of the Riverside County over said areas for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easements - No Buildings, Obstructions, or encroachments by landfills are allowed. Maintenance will be performed by Home Owners Association or as agreed to by the Director of Transportation".

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WTR AND SWR WILL SERVE RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 9 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 12 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 16 MAP- SURVEYOR CHECK RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. The single lot on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. The single lot on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

C. The common open space area shall be shown as approved on the tentative map on the FINAL MAP.

D. The total number of industrial lots on the final map shall be 1 (one), with a common parking and common landscape area.

50.PLANNING. 21 MAP- CC&R C/I POA COM. EASE RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

50. PRIOR TO MAP RECORDATION

50.PLANNING. 21 MAP- CC&R C/I POA COM. EASE (cont.)

RECOMMND

the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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 the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, 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 'landscape area', more particularly described on Exhibit '___', attached hereto.

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

50. PRIOR TO MAP RECORDATION

50.PLANNING. 21 MAP- CC&R C/I POA COM. EASE (cont.) (cont.) RECOMMND

The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape 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 'landscape area' or any reciprocal easement established pursuant to the 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, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 23 MAP- LC LNDSCP COMMON AREA MA RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

50. PRIOR TO MAP RECORDATION

50.PLANNING. 23 MAP- LC LNDSCP COMMON AREA MA (cont.) RECOMMND

minimum elements shall be incorporated into the CC&R's:

1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's 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).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

SURVEY DEPARTMENT

50.SURVEY. 2 FM* - TEMPLATE INEFFECT

*** No Text Exists For This Condition ***

50.SURVEY. 3 MONUMENT INSPECTION REQUIRED INEFFECT

Prior to the recordation of this map, a field monument inspection is required.

50.SURVEY. 4 FM* - EASEMENT INEFFECT

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 12 MAP - UTILITY PLAN

DRAFT

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 15 MAP - FINAL MAP DRAIN EASEMENT

DRAFT

The land divider shall delineate the locations of the retention basins and drainage channels on the final map and shall record a drainage easement to the benefit of the Riverside County over said areas for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easements - No Buildings, Obstructions, or encroachments by landfills are allowed. Maintenance will be performed by Home Owners Association or as agreed to by the Director of Transportation".

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO PRECISE GRDG

RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S) .

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 3 MAP - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 4 MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP - IMPORT/EXPORT (cont.) RECOMMND

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 5 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 7 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 8 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 9 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 MAP - APPROVED WQMP (cont.) RECOMMND

Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 USE -PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 USE -PM10 PLAN REQUIRED (cont.) RECOMMND
commencing any grading activity on site.

60.BS GRADE. 17 USE- PM 10 CLASS REQUIRED RECOMMND
Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY INEFFECT
Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. A clearance from the USFWS shall be submitted to the EPD.

PLANNING DEPARTMENT

60.PLANNING. 11 MAP - GRADING PLAN REVIEW RECOMMND
All grading permits shall be subject to the conditions of Plot Plan No. 26229.

60.PLANNING. 14 MAP - CULTURAL SENSITIVITY TRN RECOMMND
A representative designated by the Agua Caliente Band of Cahuilla Indians and/or Twenty-Nine Palms Band of Mission Indians shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the

07/12/17
16:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 23

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 MAP - CULTURAL SENSITIVITY TRN (cont.) RECOMMND

surrounding area; what resources could potentially be identified during earthmoving activities; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be provided to the County Archaeologist prior to clearing this condition.

TRANS DEPARTMENT

60.TRANS. 2 MAP - SUBMIT GRADING PLAN DRAFT

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

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

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

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be

07/12/17
16:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 1 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Submitting a Contractors Statement of Conformance form (284-259).

4.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

5.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BP'S W/O L.U. PRMT

RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE

RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

07/12/17
16:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 25

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 15 GEN - BUILDING PERMIT

RECOMMND

All building permits shall be subject to the conditions of
Plot Plan No. 26229

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - NO PRECISE GRD APRVL

RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE
BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS
SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED
UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE
LAND USE PERMIT, FOR THAT SAME PARCEL(S).

TRANS DEPARTMENT

90.TRANS. 4 MAP - UTILITY INSTALL

DRAFT

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.

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

5. DRT CORRECTIONS REQUIRED

TRANS DEPARTMENT

5. TRANS. 2 DRT - HYDROLOGY STUDY REQUIRED REQUIRED

A Hydrology study is required for this project. For specific requirements contact Majeed Farshad (760)863-7045.

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

Proposes to construct an 11,292 s.f. concrete tilt-up building at a proposed height of 22-feet, with enclosed trailer, recreational vehicle, and boat storage spaces for seven condominium units ranging in size from 1,560 s.f. to 1,700 s.f. with common area for parking and landscaping totaling approximately 15,715 s.f. Assessor Parcel Numbers: 626-330-024 and 626-330-025.

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.

10. EVERY. 7 GEN- USE DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 26229 shall be defined as follows:

PLOT PLAN No. 26229

APPROVED EXHIBIT(S) = All of the following exhibits as defined below:

APPROVED EXHIBIT A & B = Site Plan and Elevations for Plot Plan No. 26229, Exhibit A&B, dated 5/24/17.

APPROVED EXHIBIT G = Preliminary Precise Grading Plan for

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10. EVERY. 7 GEN- USE DEFINITIONS (cont.) RECOMMND

Plot Plan No. 26229, dated 6/12/17.

APPROVED EXHIBIT L = Preliminary Landscape Plans for Plot Plan No.26229, dated 5/22/17.

10. EVERY. 9 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 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.

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division 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.

10.BS GRADE. 6 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

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

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 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.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum. Minimum slope from foundation is 5% (percent) for a minimum of 10 feet. Swales located within 10 feet of the building foundation shall be sloped a minimum of 2% (percent).

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

10.BS GRADE. 26 USE-TRANS & CVWD REVIEW REQ'D RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or waiver of the review.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 B&S SUBMITTAL REQUIREMENTS RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2016 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)

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.BS PLNCK. 1 B&S SUBMITTAL REQUIREMENTS (cont.) RECOMMND

from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

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

In commercial and residential applications, each separate structure will require a separate building permit.

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO PERMITS REQD RECOMMND

Based on the information provided, no permits from the Hazardous Materials Division will be required.

10.E HEALTH. 2 USE - *WATER AND SEWER SERVICE RECOMMND

Plot Plan 26229 is proposing potable water service from CVWD and sanitary sewer service from CVWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

10.E HEALTH. 3 USE - TRASH SERVICE RECOMMND

The storage, collection and disposal of refuse/trash shall be conducted in accordance with Riverside County Ordinance 657.

FIRE DEPARTMENT

10.FIRE. 1 USE* - #23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1375 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.FIRE. 1 USE* - #23-MIN REQ FIRE FLOW (cont.) RECOMMND

be available before any combustible material is placed on the job site. Fire flow is based on type V-NR construction per the 2016 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 4 PC-#01B-EAST CO. OFM RECOMMND

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The building permit number is required on all correspondence from general contractor, superintendent, owner, subcontractors, etc.

Any questions contact the Riverside County Fire Department,

Office of the Fire Marshal at 77933 Las Montanas #201, Palm Desert - Phone (760) 863-8886 Fax (760) 863-7072.

PLANNING DEPARTMENT

10.PLANNING. 1 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:

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

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.)

RECOMMND

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING. 3 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&B, EXHIBIT G, AND EXHIBIT L, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 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. 5 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. 6 USE- COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual RV space 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. 8 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),

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING. 9 USE - PERMIT SIGNS SEPARATELY 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 requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 10 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. 28 USE- EXPIRATION DATE-USE CASE RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of proposed construction and the actual occupancy of proposed buildings or land under the terms of the authorized use.

The Planning Director, at his/her discretion, may grant additional time beyond the eight (8) years stated above. Should the time be granted and the completion of construction and the actual occupancy of existng buildings or land under the terms of the authorized use not occur, the approval shall become null ad void and of no effect whatsoever.

10.PLANNING. 64 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. 65 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.

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING. 76

USE- DESIGN STANDARDS

RECOMMND

The M-SC design standards for the subject parcel(s) are as follows:

- a. No minimum setback where the front, side or rear except when adjoining a lot with residential designation or W-2-M.
- b. The street front yard setback is 25 feet.
- c. The side yard setback is 0 feet.
- d. The street side yard setback is 25-feet
- e. The rear yard setback is 0 feet.
- f. The minimum average width of the lot is 75 feet.
- g. Structures shall not exceed 40 feet at the yard setback line.
- h. The minimum parcel size is 10000 square feet.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK WITHOUT a waiver or modification (Section 11.5) as part of the Plot Plan if it is determined that the standard is inappropriate for the proposed use and that the waiver or modification of the standard will not be contrary to the public health and safety. The site does not front, side, or rear to any residential zone or the W-2-M zone.

SEE SETBACK ADJUSTMENT 06092 AUTHORIZING STREET SIDE YARD SETBACK OF 15-FEET.

10.PLANNING. 79

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 A&B.

10.PLANNING. 84

USE - ORD 875 CVMSHCP FEE (1)

RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING.142

USE - GEO02553 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2553, an Update Report to GEO02048, submitted for the project PM37307, was prepared by Sladden Engineering. The report is titled; "Geotechnical Update, Proposed Storage Buildings, Lots 24 & 25 Wolf Road, Palm Desert Area, Riverside County, California," dated February 14, 2017.

GEO02553 concluded:

1. Based upon our review of the referenced reports and our previous experience in the site vicinity, it is our opinion that the structural values and remedial grading recommendations remain applicable for the design and construction of the proposed new storage building structure foundation.

GEO02553 recommended:

1. In order to provide uniform foundation support, we recommend over-excavation and re-compaction throughout the proposed building areas.
2. The building areas should be over-excavated to a depth of at least 3 feet below existing grade or 2 feet below the bottom of the footings, whichever is deeper.
3. The soils exposed during over-excavation should then be scarified to a depth of approximately 1 foot, moisture conditioned and re-compacted to at least 90 percent relative compaction.

GEO No. 2553 satisfies the requirement for a geologic/geotechnical update for Planning/CEQA purposes. GEO No. 2553 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING.143

USE - NO SECOND FLOOR

RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, 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

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING.143 USE - NO SECOND FLOOR (cont.) RECOMMND

for parking standards. A mezzanine or an interior balcony may be permitted for storage use only and shall not exceed 700 square feet per unit.

10.PLANNING.144 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises.

10.PLANNING.248 PP- FLOOD CONTROL CLEARANCE RECOMMND

Prior to the issuance of a building permit, the applicant shall obtain the approval of the Coachella Valley Water District for flood-proofing methods pursuant to Ordinance No. 458.

CVWD letter dated June 16, 2017
Flood Management Review No. FP#17020
Addressed to Joseph Feliciano, Riverside County Department of Building and Safety, 4080 Lemon Street, Riverside, CA

Dear Mr. Feliciano:

We have reviewed the enclosed grading plan for Flood Management Review No. FP #17020, dated May 22, 2017, and it meets the requirements of Riverside County Ordinance No. 458. The plan shows a proposed commercial vehicle storage facility with seven (7) storage bays and associated facilities. The plan calls out finished floor elevations (NGVD29) of 114.00 feet for the proposed facility which is more than three feet above the adjacent grade.

The subject property is designated Zone AO, depth three feet on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA). The applicant shall have the Federal Emergency Management Agency Elevation Certificate completed by a registered civil engineer or land surveyor and returned to the Riverside County Department of Building and Safety prior to final inspection. We recommend that the property owner keep a copy of this form for his records since this information may be useful in obtaining lower flood insurance rates on this property.

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING.248

PP- FLOOD CONTROL CLEARANCE (cont.)

RECOMMND

Riverside County Ordinance No. 458 requires protection from a flood event that has a one percent chance of occurring in any given year. As a result, flood damage may occur as a result of larger storms. The ordinance provides that the county and CVWD are neither liable nor responsible for any damages. Property owners should consider carrying flood insurance to protect themselves from flood damage. Property owners should also be aware that their activities within the floodplain may affect the flooding and result in damage to others for which they may be liable.

Manufactured homes shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

Construction of block walls, additional permanent structures or the addition of fill on this lot may be in violation of Riverside County Ordinance No. 458. If there are any changes on this lot not shown on the grading plans, the owner/developer shall be required to resubmit a revised grading plan to CVWD for review. This is to ensure flow through for off-site floodwaters and to ensure consistency with Riverside County Ordinance No. 458.

If you have any questions, please call Scott Strosnider, Associate Engineer at (760) 398-2651, extension 2737.

Sincerely, David Wilson, Engineering Manager

10.PLANNING.250

PP - MT PALOMAR LIGHTING AREA

RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING.251

USE- MAX HEIGHT

RECOMMND

The building located within the property shall not exceed a height of 22 feet.

07/12/17
16:22

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 15

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING.255

USE- AGENCY LETTER ALUC

RECOMMND

The permit holder shall remain in compliance with the County of Riverside Airport Land Use Commission (ALUC) requirements of the conditional letter (restated below) dated June 2017, a copy of which is on file with the Riverside County Planning Department or with ALUC, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501

CONDITIONS:

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/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Western Coachella Valley Area Plan:

(a)Any use or activity 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 or activity 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 or activity 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.

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

3.The following uses/activities are specifically prohibited at this location, due to inclusion in Compatibility Zone C:

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING.255

USE- AGENCY LETTER ALUC (cont.)

RECOMMND

trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; children's schools; day care centers; libraries; hospitals; nursing homes.

4.The attached notice (restated below) shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.

NOTICE OF AIRPORT IN VICINITY

This property is presently located in teh 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 sensitivirs to thos 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 determin whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13) (A).

5.The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

6.This project has been evaluated as 11,128 square feet of vehicle storage facility. Any increase in building area or conversion to any use other than storage or warehousing will require review by the Airport Land Use Commission.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

10.PLANNING.258

USE - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING.258

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

"The nondestructive removal and analysis of human remains and items associated with Native American human remains.

"Preservation of Native American human remains and associated items in place.

"Relinquishment of Native American human remains and associated items to the descendants for treatment.

"Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant,

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING.258 USE - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

"Record the site with the commission or the appropriate Information Center.

"Utilize an open-space or conservation zoning designation or easement.

"Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

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.259 USE - UNANTICIPATED RESOURCES RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.PLANNING.259 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

upon discovery of the cultural resource. A meeting shall be 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. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or 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 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, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

TRANS DEPARTMENT

10.TRANS. 1 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.TRANS. 1 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 3 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. 5 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Wolf Road and Leopard Street since adequate right-of-way exists.

10.TRANS. 6 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Wolf Road and Leopard Street due to existing improvements.

10.TRANS. 11 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,

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.TRANS. 11 USE - STD INTRO (ORD 461) (cont.) RECOMMND

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. 12 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.

WASTE DEPARTMENT

10.WASTE. 1 USE- HAZARDOUS MATERIALS RECOMMND

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

10.WASTE. 2 USE- AB 341 RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.WASTE. 2 USE- AB 341 (cont.)

RECOMMND

-Subscribe to a recycling service with waste hauler.

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

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

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

10.WASTE. 3 USE - AB 1826

RECOMMND

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

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

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

10.WASTE. 4 USE - LANDSCAPE PRACTICES

RECOMMND

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.) RECOMMND

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed n accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP (cont.) RECOMMND

the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 USE -PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 17 USE- PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY INEFFECT

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 4 GEN - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for PLOT PLAN NO. 26229 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

60.PLANNING. 5 USE - CULTURAL SENSITIVITY TRN RECOMMND

A representative designated by the Agua Caliente Band of Cahuilla Indians and/or Twenty-Nine Palms Band of Mission Indians shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the protocols

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE - CULTURAL SENSITIVITY TRN (cont.) RECOMMND

that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be provided to the County Archaeologist prior to clearing this condition.

TRANS DEPARTMENT

60.TRANS. 5 USE - SUBMIT GRADING PLAN RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 6 USE - WATER QUALITY MGMT PLAN RECOMMND

The developer shall submit Water Quality Management Plan (WQMP) to Transportation Department for review and approval.

60.TRANS. 7 USE - EASEMENT FOR DRAINAGE RECOMMND

The project proponent will prepare record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain

07/12/17
16:22

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 7 USE - EASEMENT FOR DRAINAGE (cont.) RECOMMND

water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND
and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE RECOMMND
A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

FIRE DEPARTMENT

80.FIRE. 1 USE* -#51-WATER CERTIFICATION RECOMMND
The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1375 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

80.FIRE. 2 USE-#17A-BLDG PLAN CHECK \$ RECOMMND
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. 6 MAP- FIRE DEPT CLEARANCE REQD INEFFECT
Prior to the issuance of building permits, clearance from the Riverside County Fire Department is required. The applicant shall speak directly with a representative of the Fire Department in order to determine the exact requirements for their clearance, which may include but is not limited to fire sprinklers, fire flow and hydrant location, driveway access and turnarounds.

West County - Riverside Office 951-955-4777
East County - Palm Desert Office 760-863-8886
Website - rvcfire.org

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING.100 USE- PARCEL MERGR REQD RECOMMND

Prior to the issuance of a building permit and if a Final Map has not been recorded, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos.24 and 25. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Manufacturing-Service Commercial (M-SC) zone.

This condition shall be considered MET if a final map is recorded.

80.PLANNING.104 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING.105 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Desert Sands Unified School District shall be mitigated in accordance with California State law.

80.PLANNING.107 GEN- FEE BALANCE CHECK RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for PLOT PLAN NO. 26229 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

Note:

This condition shall be considered cleared if the 60 Series FEE BALANCE condition is in a MET status.

80.PLANNING.109 PP- 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 A & B.

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING.110

PP- CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on

APPROVED EXHIBIT A & B

TRANS DEPARTMENT

80.TRANS. 2

USE - LC 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 along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

- 1)Landscaping plans for areas within the road right-of-way

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be submitted for review and approval by the Transportation Department only.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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

80.TRANS. 3 USE - LC LANDSCAPE SECURITIES

RECOMMND

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 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

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

working order consistent with the approved landscaping plans.

80.TRANS. 7 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. 20 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 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. 21 USE - EASEMENT FOR DRAINAGE RECOMMND

The project proponent will prepare record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

80.TRANS. 23 USE - LC LNDSCPNG PROJ SPECIFC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

A. The walled enclosures for the trash and electrical shall

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 23 USE - LC LNDSCPNG PROJ SPECIFC (cont.) RECOMMND

have sufficient landscaping or vines to prevent graffiti.

B.Planters adjacent to parking spaces shall provide a 12" concrete strip adjacent to curb.

C.The final plant palette shall be adjusted as necessary to provide appropriate plants for basins.

a.Plants must be able to withstand inundation from time to time. Lantana and Leucophyllum do not withstand wet conditions well.

b.If basins are for water quality, trees may not be recommended within basin. Applicant shall verify with WQMP that proposed landscaping is consistent with basin use and adjust as necessary.

D. Plans will need approval by Coachella Valley Water District prior to County approval. (Concurrent review is recommended.)

E.Construction documents must show sightlines for intersections and driveways. Plant material within sight distance restricted zones must be 12" or less in height per directive of Engineering Dept. It is not approved if maintenance is required to maintain at 12" or less, typical.

F.No parking space located on driveways providing direct access to a street shall be located closer than 30 feet from the property line at the right-of-way per Ordinance 348.

80.TRANS. 24 USE - DRIVEWAYS RECOMMND

Two driveways shall be constructed along Wolf Road. One driveway shall be 36-foot wide (compatible with existing driveways within PM23118). The other driveway shall be 40-foot wide (compatible with existing driveways within PM23118). Both driveways shall be constructed and located in accordance with approved Preliminary Precise Grading Plan for Plot Plan No. 26229 (Parcels 24 & 25), and as approved by the Transportation Department.

If existing streetlight on Wolf Road falls within new driveway the applicant shall reduce the width of the driveway or relocate existing streetlight outside of driveway limits prior to the construction of new driveway.

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 24 USE - DRIVEWAYS (cont.) RECOMMND

The cost of relocation of existing streetlight shall be applicant/owner responsibility.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) RECOMMND

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

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/fatade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Sub-grade inspection prior to base placement.

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.) RECOMMND

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

b.Precise Grade Inspection

c.Inspection of completed onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

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

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

FIRE DEPARTMENT

90.FIRE. 1 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2016 standards. 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 200 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 for guideline handout

PLANNING DEPARTMENT

90.PLANNING. 6 USE*- WALL & FENCE LOCATIONS RECOMMND

Wall locations shall be in conformance with APPROVED EXHIBIT A&B and shall not create a gap between the adjacent wall where trash or animals can occupy.

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 8 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. 9 USE- ORD 875 CVMSHCP FEE (2) 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. 26229 is calculated to be .62 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 subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 10 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

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 26229 has been calculated to be .62 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.

TRANS DEPARTMENT

90.TRANS. 1 USE - LC LNDSCP INSPECT DEPOST

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 Pre-Installation, the Installation, 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 Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 USE - LANDSCPE 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

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - LANDSCPE INSPCTN RQRMNTS (cont.) RECOMMND

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 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. 3 USE - LC COMPLY W/ LNDSCP/ 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.

90.TRANS. 15 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.

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 21 USE - EASEMENT FOR DRAINAGE RECOMMND

The project proponent will prepare record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

90.TRANS. 22 USE - DRIVWAYS RECOMMND

Two driveways shall be constructed along Wolf Road. One driveway shall be 36-foot wide (compatible with existing driveways within PM23118). The other driveway shall be 40-foot wide (compatible with existing driveways within PM23118). Both driveways shall be constructed and located in accordance with approved Preliminary Precise Grading Plan for Plot Plan No. 26229 (Parcels 24 & 25), and as approved by the Transportation Department.

If existing streetlight on Wolf Road falls within new driveway the applicant shall reduce the width of the driveway or relocate existing streetlight outside of driveway limits prior to construction of new driveway. The cost of relocation of existing streetlight shall be applicant/owner responsibility.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

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

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County

07/12/17
16:22

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 43

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 2

USE - RECYCLNG COLLECTION AREA (cont.)

RECOMMND

Department of Waste Resources, and as verified by the
Riverside County Building and Safety Department through
site inspection.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Steven A. Blair and Christine L. Blair, Trustees of the Steven and Christine Blair Family Trust dated August 30, 2002 (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 626-330-024 and 626-330-025 (“PROPERTY”); and,

WHEREAS, on March 20, 2017, PROPERTY OWNER filed an application for Parcel Map No. 37307, Plot Plan No. 26229 and on May 9, 2017, PROPERTY OWNER filed an application for Setback Adjustment No. 6092 (“PROJECT”); and,

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

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

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

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

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

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

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

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

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

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Steven & Christine Blair, Trustees
52 Camino Real
Rancho Mirage, CA 92270

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

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

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

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

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

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

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

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

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

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

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

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

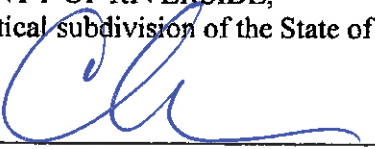
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.


IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

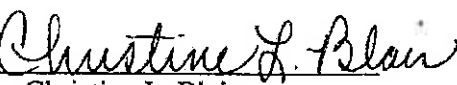
By: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 7/13/17

PROPERTY OWNER:
Steven A. Blair and Christine L. Blair, Trustees of the Steven and Christine Blair Family Trust dated August 30, 2002

By: 
Steven A. Blair
Trustee of the Steven and Christine Blair Family Trust
dated August 30, 2002

Dated: 6-14-17

By: 
Christine L. Blair
Trustee of the Steven and Christine Blair Family Trust
dated August 30, 2002

Dated: 6-14-2017



Acknowledgment by Individual

State of MONTANA County of FURBER

On this 14 day of JUNE, 20 17 before me, E M FITZGERALD
Name of Notary Public

the undersigned Notary Public, personally appeared
STEVEN A. BLAIN

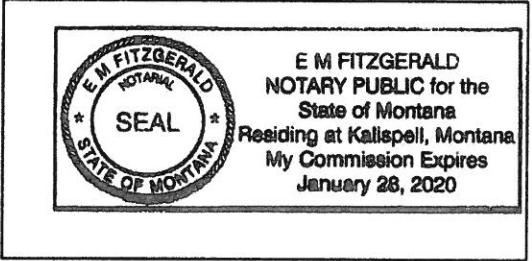
Name of Signer(s)
 Proved to me on the oath of _____

Personally known to me

Proved to me on the basis of satisfactory evidence CALIFORNIA DRIVERS LICENSE
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



Notary Seal

[Signature]
(Signature of Notary Public)

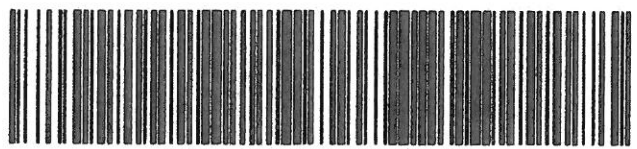
My commission expires 01/28/2020

Optional: A thumbprint is only needed if state statutes require a thumbprint.



For Bank Purposes Only Description of Attached Document

Type or Title of Document
INDemnIFICATION AGREEMENT
Document Date 06/14/2017 Number of Pages 5
Signer(s) Other Than Named Above
CHRISTINE L BLAIN



FO01-00000DSG5350-01



Acknowledgment by Individual

State of

MONTANA

County of

FLATHEAD

On this

14

day of

JUNE

, 20

17

before me,

EM FITZGERALD

Name of Notary Public

the undersigned Notary Public, personally appeared

CHRISTINE L BLAIR

Name of Signer(s)

Proved to me on the oath of _____

Personally known to me

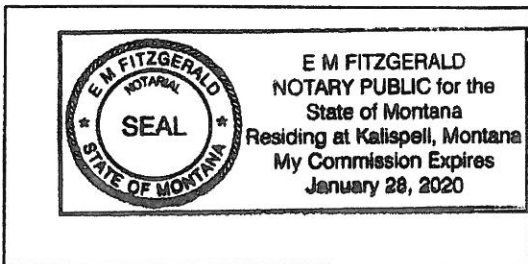
Proved to me on the basis of satisfactory evidence

CALIFORNIA DRIVERS LICENSE

(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



Notary Seal

Em Fitzgerald
(Signature of Notary Public)

My commission expires

01/28/2020

Optional: A thumbprint is only needed if state statutes require a thumbprint.

Right Thumbprint of Signer

Top of thumb here

For Bank Purposes Only

Description of Attached Document

Type or Title of Document

INDEMNIFICATION AGREEMENT

Document Date

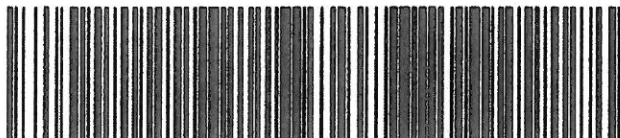
06/14/2017

Number of Pages

5

Signer(s) Other Than Named Above

STEVEN A. BLAIR



FO01-00000DSG5350-01



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: STEVE BLAIR

Contact Person: STEVE BLAIR E-Mail: MAIL4SBLAIR@GMAIL.COM

Mailing Address: 52 CAMINO REAL
RANCHO MIRAGE CA 92270
City State ZIP

Daytime Phone No: (760) 567-6702 Fax No: ()

Engineer/Representative Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner Name: STEVEN AND CHRISTINE BLAIR FAMILY TRUST

Contact Person: STEVE BLAIR E-Mail: MAIL 4 SBLAIR@GMAIL.COM

Mailing Address: 52 CAMINO REAL

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 SUBDIVISION AND DEVELOPMENT

52 CAMINO REAL

RANCHO MIRAGE

Street CA

92270

City

State

ZIP

Daytime Phone No: (760) 567-6702

Fax No: ()

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

STEVEN AND CHRISTINE BLAIR FAMILY TRUST

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 626 330-024-6 & 626 330-025-7

Approximate Gross Acreage: .62 ACRES

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of VARNER, South of LEOP WOLF, East of LEOPARD, West of WASHINGTON

SUBDIVISION PROPOSAL:

Map Schedule: _____ Minimum Developable Lot Size: _____
Number of existing lots: _____ Number of proposed developable lots: _____
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: _____ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

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

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): _____

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

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

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

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: _____

Address: _____

Phone number: _____

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
- REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: STEVE BLAIR

Contact Person: STEVE BLAIR E-Mail: MAIL4SBLAIR@GMAIL.COM

Mailing Address: 52 CAMINO REAL
RANCHO MIRAGE CA 92270
City State ZIP

Daytime Phone No: (760) 567-6702 Fax No: ()

Engineer/Representative Name: ROBERT H. RICCIARDI ARCHITECT

Contact Person: ROBERT H. RICCIARDI E-Mail: robert@ricciardiarchitect.com

Mailing Address: 75400 GEMINO FOGO DR. SUITE 115
PALM DESERT CA 92211
City State ZIP

Daytime Phone No: (760) 408-1208 Fax No: (760) 610-5037

Property Owner Name: STEVE BLAIR

Contact Person: STEVE BLAIR E-Mail: MAIL4SBLAIR@GMAIL.COM

Mailing Address: 52 CAMINO REAL
RANCHO MIRAGE CA 92270
City State ZIP

Daytime Phone No: (760) 567-6702 Fax No: ()

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

STEVE BLAIR
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

CHRISTINE BLAIR
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 626-330-024-6 & 626-330-025-7

Approximate Gross Acreage: 27,007 sq = 0.62 Acres.

General location (nearby or cross streets): North of VARNER, South of WOLF ROAD, East of LEOPARD ST., West of WASHINGTON ST.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

A SMALL MINOR STORAGE FACILITY FOR PARKING OF VEHICLES.
BUILDING AREA: 11,292 SQ FT = 41.8% LANDSCAPED AREA
3542 SQ FT = 13.1% CONCRETE/HARDSCAPE AREA = 12,178 SQ FT = 45%

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): LAND USE LI, ZONING M-SC

Number of existing lots: 2 TO BECOME ONE LOT.

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	11,292	22-24	ONE	VEHICLE PARKING
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	109	CONC. BLOCK TRASH ENCLOSURE
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

Case #	Description	Status
BGR990519	PRECISE GRADING for lots 24 & 25 PM 23118	EXPIRED
BNR070259	NEW INDUSTRIAL BLDG 4882 SFQT PP22313	EXPIRED
BNR990146	WAREHOUSE 4,882 SQ FT	EXPIRED
FP07081	COACHELLA VALLEY WATER DISTRICT	APPROVED

Initial Study (EA) No. (if known) -

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

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

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

Is this an application for a development permit? Yes No

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

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

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

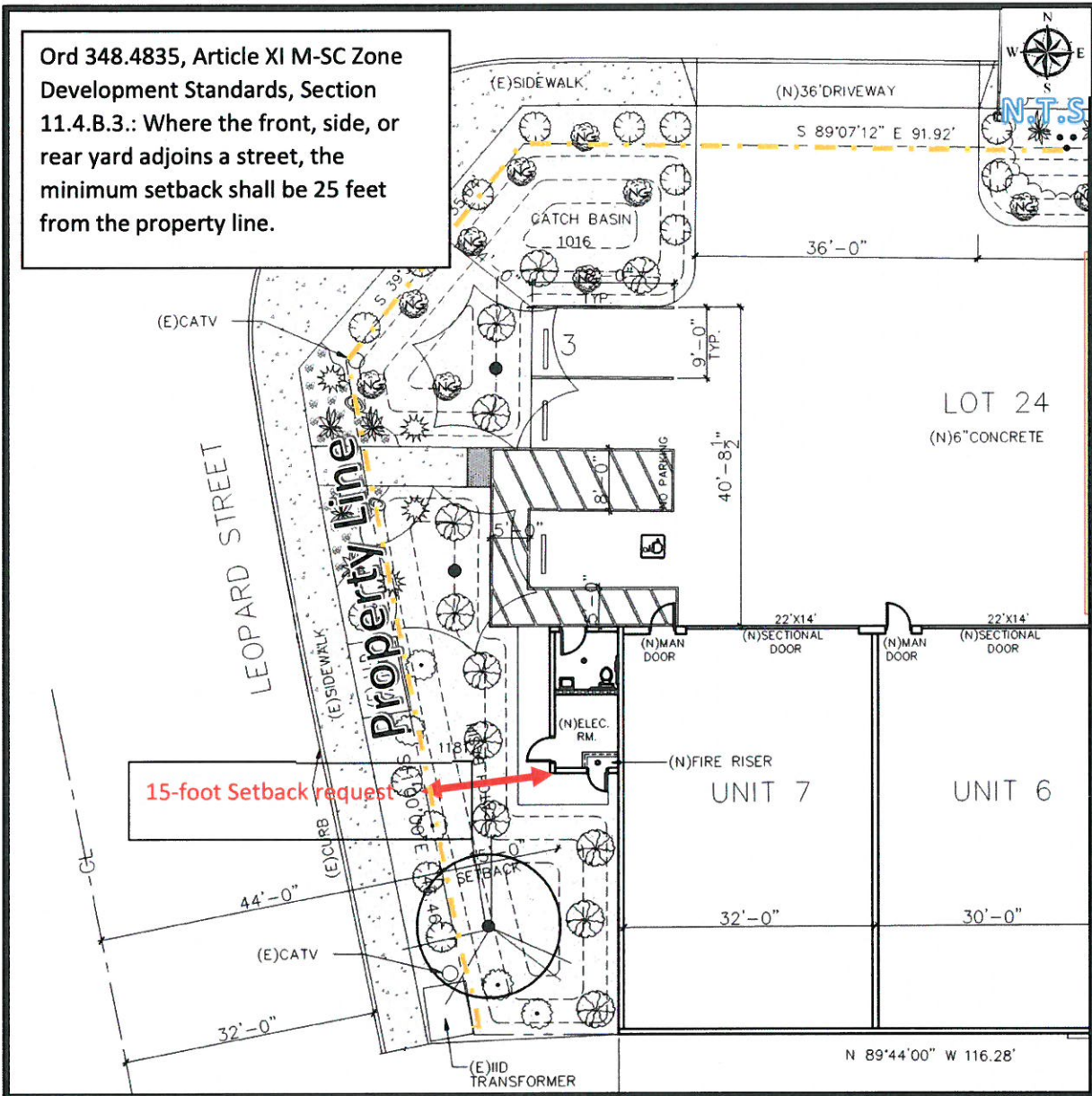
Owner/Authorized Agent (1) Robert H. Riccardi Architect Date 02/08/2017
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

Setback Adjustment 06092 – Exhibit A





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SETBACK ADJUSTMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: STEVE BLAIR

Contact Person: STBUE BLAIR E-Mail: MAILYSBLAIR@GMAIL.COM

Mailing Address: S2 CAMINO REAL
RANCHO MIRAGE ^{Street} CA 92270
_{City State ZIP}

Daytime Phone No: (760) 567-6702 Fax No: ()

Property Owner Name: STEVEN AND CHRISTINE BLAIR FAMILY TRUST

Contact Person: STEVE BLAIR E-Mail: MAILYSBLAIR@GMAIL.COM

Mailing Address: S2 CAMINO REAL
RANCHO MIRAGE ^{Street} CA 92270
_{City State ZIP}

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to

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"

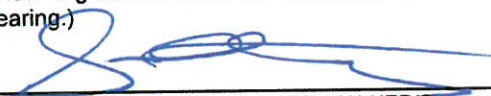
APPLICATION FOR SETBACK ADJUSTMENT

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.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

<u>STEVEN A BLAIR, TRUSTEE</u> PRINTED NAME OF PROPERTY OWNER(S)	 SIGNATURE OF PROPERTY OWNER(S)
<u>CHRISTINE L. BLAIR TRUSTEE</u> PRINTED NAME OF PROPERTY OWNER(S)	<u>Christine L. Blair</u> SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 626-330-024 626-330-025

Address of Property: 77027 WOLF RD PALM DESERT, CA 92270

General location (nearby or cross streets): North of VARNER RD., South of WOLF RD., East of LEOPARD, West of RALCOON

Adjustment Requested: REDUCE SETBACK ALONG LEOPARD TO 15' AS PREVIOUSLY APPROVED

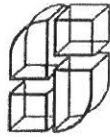
Reason for Request: ALLOW USE OF LAND FOR BUILDING, AS HAS BEEN ALLOWED ON MANY OTHER PROPERTIES IN SUBDIVISION

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1031 SBA Condensed Application.docx
Created: 07/01/2015 Revised: 05/17/2016

May 11, 2017

Harter Ave Partnership
1666 20th Street, #100
Santa Monica, CA 90404



Mr. Daniel Arvizo, Contract Planner
Riverside County Planning Department
Palm Desert Office
77588 El Duna Court
Palm Desert, CA 92211

Dear Mr. Arvizo,

Harter Ave Partnership has reviewed the proposed setback adjustment for the property located at 77827 Wolf Rd. which is under consideration as Setback Adjustment 06092, Riverside County Planning Department. We do not object to the applicant's request for a setback adjustment from 25 feet to 15 feet as proposed.

Best Regards,

A handwritten signature in black ink, appearing to be a stylized name or set of initials, written over a horizontal line.

Harter Ave Partnership

SETBACK ADJUSTMENT Case #: SBA06092

Parcel: 626-330-024

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SBA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Setback Adjustment No. 6092. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will 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.

10. EVERY. 2 SBA - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Exhibit A.

10. EVERY. 5 SBA* - PROJECT DESCRIPTION RECOMMND

Requests to reduce the side-yard setback of a proposed 11,292 s.f. building from 25-feet to 15-feet.

PLANNING DEPARTMENT

10.PLANNING. 1 SBA - 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 EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 SBA - CAUSES FOR REVOCATION RECOMMND

The Setback adjustment shall be revoked:
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

SETBACK ADJUSTMENT Case #: SBA06092

Parcel: 626-330-024

10. GENERAL CONDITIONS

10.PLANNING. 2 SBA - CAUSES FOR REVOCATION (cont.)

RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SBA - EXPIRATION DATE

RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional time beyond the eight (8) years stated above. Should the time be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

**Mail Stops
TLMA**

Mail Stops - Proposal for FY 17/18

Proposed Mail Stops	Dept Abbrev	Dept Name	Mail Stop	Address	City	Division
1	Code	Code Enforcement	5165	17650 Cajalco Rd.	Perris	Code Enforcement
2	Trans	Transportation	3113	2950 Washington St.	Riverside	Operations
3	Trans	Transportation	2136	3525 Fourteenth St.	Riverside	14th Street Annex
4	Code	Code Enforcement	5002	581 S. Grand Ave.	San Jacinto	Code Enforcement
5	TLMA	Trans & Land Management	4036	77-588 El Duna Ct. Suite H	Palm Desert	Counter Service B & S
6	Trans	Transportation	6655	Blythe	Blythe	Planning Transportation Code
7	Plan	Planning & Code	1070	4080 Lemon St.-12th Floor	Riverside	Planning Code
8	TLMA	TLMA & B & S	1083	4080 Lemon St.-14th Floor	Riverside	TLMA Admin B & S
9	Trans	Transportation	1080	4080 Lemon St.-8th Floor	Riverside	Trans Ops Trans Survey
10	TLMA	Trans & Land Management	1085	4080 Lemon St.-9th Floor	Riverside	Counter Service B & S



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Director

July 13, 2017

TO: Steve Blair
52 Camino Real
Rancho Mirage, CA 92270

RE: Setback Adjustment No. 6092
APN: APN: 626-330-024 & 626-330-025
CEQA EXEMPT

Dear Applicant:

This letter is to report **APPROVAL** of your application for a Setback Adjustment pursuant to Section 18.33 of Ordinance No. 348 subject to compliance with Exhibit "A" and based on the following findings:

1. The proposal is consistent with the intent and purposes of Ordinance No. 348; and there are two special circumstances applicable to the property, including such factors as size shape, topography, location or surroundings that justify the approval of the adjustment of the setback requirement.
 - A. Shape
The subject property's western boundary was not designed with the traditional 90 degree angles property lines. As a result the project's footprint was constrained due to the western boundary on the north side being wider than the southern portion of the lot.
 - B. Setbacks
The setback requirements for the street front and street side are 25-feet. As a result, the buildable footprint is reduced even further than Constraint A above.
2. The proposed Setback adjustment No. 6092 has been found consistent with the intent and purposes of this ordinance in that the project is constrained by the unique lot size and dimensions and its proximity to two streets. Additionally, properties to the north on Wolf Road and Leopard Street were designed and built with street setbacks less than the 25-feet. Therefore the proposed setback adjustment is consistent with existing development in the area.
3. The adjustment will not be detrimental to the health, safety and general welfare of the community or be detrimental to property in the vicinity of the parcel for which the adjustment is requested

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

4. The proposal will not be detrimental to the public health, safety, and welfare nor will it adversely affect the neighboring properties. A letter of support from the adjacent neighbor is attached.

This Setback Adjustment application will allow: A reduction of the required 25 foot side yard setback to 15 feet as delineated in Exhibit A. Proposal is approved with conditions (attached).

Enclosed for your files, is a copy of the approved Exhibit "A."

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E. TLMA Assistant Director

Daniel Arvizo, Contract Planner



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NEGATIVE DECLARATION

Project/Case Number: Parcel Map No. 37307, Plot Plan No. 26229, Setback Adjustment No. 6092

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

PROJECT DESCRIPTION AND LOCATION - see Environmental Assessment and Conditions of Approval

COMPLETED/REVIEWED BY:

By: Daniel Arvizo Title: Contract Planner Date: _____

Applicant/Project Sponsor: Steve Blair Date Submitted: July 6, 2017

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 77-588 El Duna Court, Suite H, Palm Desert. CA 922

For additional information, please contact Daniel Arvizo, Contract Planner at 760-863-7684 or at darvizo@rivco.org.

Please charge deposit fee case#: ZEA42748

ZCFG06134

FOR COUNTY CLERK'S USE ONLY

NOTICE OF PUBLIC HEARING SCHEDULING REQUEST FORM

Principal's signature/initials: _____

Date: _____

DATE SUBMITTED: June 27, 2017

TO: Planning Commission Secretary

FROM: Daniel Arvizo

(Riverside)

PHONE No.: 760-863-7684

E-Mail: darvizo@rivco.org

SCHEDULE FOR: Planning Commission on July 19, 2017

20-Day Advertisement: Advertisement Adopt Negative Declaration

TENTATIVE PARCEL MAP NO. 37307, PLOT PLAN NO. 26229, SETBACK ADJUSTMENT NO. 6092 – EA43009 –
Applicant: Steve Blair – Engineer: LSAP - Fourth Supervisorial District – Bermuda Dunes – Western Coachella Valley Area Plan – General Plan: Community Development: Light Industrial (CD:LI) (0.25 - 0.60 FAR) – Location: Southeast corner of Leopard Street and Wolf Road, north of Interstate-10 and west of Washington Street – Acres: 0.62 - Zoning: Manufacturing-Service Commercial (M-SC) – **REQUESTS:** A Tentative Parcel Map (Schedule E) proposing to create a single parcel with 7 (seven) condominium recreational vehicle parking units ranging from 1,560 s.f. to 1,700 square s.f. within a proposed 11,292 s.f. building, a 12,250 s.f. common parking lot, and a 3,465 s.f. common landscaped area. The Plot Plan proposes to construct an 11,292 s.f. concrete tilt-up building with a proposed building height of 22-feet, with enclosed trailer, recreational vehicle, and boat storage spaces for seven condominium units ranging in size from 1,560 s.f. to 1,700 s.f. with common areas for parking and landscaping totaling approximately 15,715 s.f. – The Setback Adjustment is a request to reduce the side yard setback from 25-feet to 15-feet – APN: 626-330-024 & 626-330-025

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative (Confirmed to be less than 6 months old from date of preparation to hearing date)

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$-4492.60 as of 6/26/17.

CFG Case # 06379 County Clerk Processing Fee: pd \$50.00
Negative Declaration (ND): pd \$2,216.25

Estimated amount of time needed for Public Hearing: 10 Minutes (Min 5 minutes)

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence)

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 21, 2017,

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

APN (s) or case numbers PM37307 PP26229 SBA6092 For

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

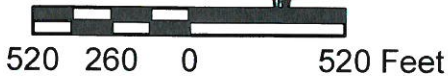
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

PM37307 PP26229 SBA6092 (800 feet buffer)



Selected Parcels

626-330-043	626-420-009	626-330-055	626-330-031	626-331-007	626-331-008	626-331-006	626-330-009	626-330-010	626-330-020
626-330-045	626-330-057	626-420-040	626-420-079	626-420-080	626-420-081	626-420-066	626-420-067	626-420-068	626-420-011
626-420-013	626-420-014	626-420-039	626-330-029	626-420-047	626-330-034	626-330-046	748-370-023	748-370-024	626-330-015
626-330-056	626-330-021	748-370-025	626-330-038	626-330-040	626-330-033	626-330-037	626-330-050	626-330-002	626-330-035
626-420-008	626-330-008	748-370-042	626-330-047	626-331-001	626-331-002	626-331-003	626-331-004	626-330-011	626-330-051
626-330-032	626-330-030	626-330-042	626-330-044	626-330-024	626-330-025	626-330-039	626-331-005	626-330-052	626-330-053
626-331-009	626-330-007	626-330-012	748-430-007	626-330-036					



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 ADOPT A 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:

TENTATIVE PARCEL MAP NO. 37307, PLOT PLAN NO. 26229, SETBACK ADJUSTMENT NO. 6092 – Intent to Adopt a Negative Declaration – Applicant: Steve Blair – Engineer: LSAP – Fourth Supervisorial District – Bermuda Dunes – Western Coachella Valley Area Plan – General Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Southeasterly corner of Leopard Street and Wolf Road, northerly of Interstate-10 and westerly of Washington Street – Acres: 0.62 - Zoning: Manufacturing-Service Commercial (M-SC) – **REQUESTS:** A Tentative Parcel Map (Schedule E) proposing to create a single parcel with seven (7) condominium recreational vehicle parking units ranging from 1,560 sq. ft. to 1,700 sq. ft. within a proposed 11,292 sq. ft. building, a 12,250 sq. ft. common parking lot, and a 3,465 sq. ft. common landscaped area. The Plot Plan proposes to construct an 11,292 sq. ft. concrete tilt-up building with a proposed building height of 22-feet, with enclosed trailer, recreational vehicle, and boat storage spaces for seven (7) condominium units ranging in size from 1,560 sq. ft. to 1,700 sq. ft. with common areas for parking and landscaping totaling approximately 15,715 sq. ft. The Setback Adjustment is a request to reduce the side yard setback from 25-feet to 15-feet.

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	JULY 19, 2017
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 Project Planner Daniel Arvizo at (760) 863-7684 or email at darvizo@rivco.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 negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed 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: Daniel Arvizo
P.O. Box 1409, Riverside, CA 92502-1409

ASMT: 626330002, APN: 626330002
CHERYL LYON, ETAL
780 N 4TH ST
EL CENTRO CA 92243

ASMT: 626330025, APN: 626330025
CHRISTINE BLAIR, ETAL
52 CAMINO REAL
RANCHO MIRAGE CA 92270

ASMT: 626330008, APN: 626330008
SUSAN BUTLER, ETAL
78735 VILLETA DR
LA QUINTA CA 92253

ASMT: 626330030, APN: 626330030
SANDDRIFT PROP
P O BOX 1208
CARPINTERIA CA 93014

ASMT: 626330010, APN: 626330010
CATHERINE MACMILLAN
1950 EMPIRE OAKS CT
GOLD RIVER CA 95670

ASMT: 626330031, APN: 626330031
BLAIR INV
P O BOX 293
SOMERS MT 59932

ASMT: 626330011, APN: 626330011
PMJ MANAGEMENT SERVICES
C/O MARK BERK
39203 LEOPARD ST
PALM DESERT, CA. 92211

ASMT: 626330032, APN: 626330032
ROGER MACWILLIAMSON
1152 LITTLE RIVER DR
HOLLISTER CA 95023

ASMT: 626330012, APN: 626330012
VANMAR ASSOC
C/O KRISTEN MARTINEZ
39249 LEOPARD ST STE A
PALM DESERT CA 92211

ASMT: 626330033, APN: 626330033
GERRY LANGLOIS
P O BOX 4386
PALM DESERT CA 92262

ASMT: 626330015, APN: 626330015
GLORIA MOYE, ETAL
2020 E ORANGETHORPE AVE
ORANGE CA 92831

ASMT: 626330034, APN: 626330034
DICKSON CO
77848 WOLF RD STE 200
PALM DESERT CA 92211

ASMT: 626330021, APN: 626330021
SALLY HAWKES, ETAL
213 W FIGUEROA ST
SANTA BARBARA CA 93105

ASMT: 626330036, APN: 626330036
SUSAN DAUGHERTY, ETAL
150-145
12112 N RANCHO VISTOSO
ORO VALLEY AZ 85755

ASMT: 626331001, APN: 626331001
ORR PROP
39301 BADGER ST STE 300
PALM DESERT CA 92211

ASMT: 626331009, APN: 626331009
VALLEY TRADES CENTER
P O BOX 13670
PALM DESERT CA 92255

ASMT: 626331002, APN: 626331002
ORR PROP
39301 BADGER ST
PALM DESERT CA 92211

ASMT: 626420008, APN: 626420008
DEANNA JOHNSON, ETAL
130 VISTA ROYALE
PALM DESERT CA 92260

ASMT: 626331003, APN: 626331003
ORR PROP
39301 BADGER ST UNIT 300
PALM DESERT, CA. 92211

ASMT: 626420009, APN: 626420009
EDITH SERPA, ETAL
350 WAWONA AVE
PISMO BEACH CA 93449

ASMT: 626331004, APN: 626331004
ORR PROP
39301 BADGER ST NO 300
PALM DESERT CA 92211

ASMT: 626420014, APN: 626420014
DBP PROP
C/O MICHAEL FEDDERLY SR
45350 SAN LUIS REY AVE
PALM DESERT CA 92260

ASMT: 626331005, APN: 626331005
SHARON BURR, ETAL
39301 BADGER ST UNIT 500
PALM DESERT, CA. 92211

ASMT: 626420040, APN: 626420040
CVWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 626331006, APN: 626331006
DENISA BURR, ETAL
39301 BADGER ST UNIT 600
PALM DESERT, CA. 92211

ASMT: 626420047, APN: 626420047
DESERT RAIN
P O BOX 11527
PALM DESERT CA 92255

ASMT: 626331008, APN: 626331008
BOWER FAMILY HOLDINGS
C/O RICHARD BOWER
42470 SANDY WAY RD
BERMUDA DUNES CA 92203

ASMT: 626420068, APN: 626420068
DBP PARTNERS
C/O ANGELA HUMPHREYS
1302 PUYALLUP ST
SUMNER WA 98390

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1700780

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: BLAIR STEVE \$50.00
paid by: CK 5734
paid towards: CFG06379 CALIF FISH & GAME: DOC FEE
CFG FOR EA43009
at parcel #: 77827 WOLF RD INDO
appl type: CFG3

By _____ Mar 20, 2017 09:40
ELMARQUE posting date Mar 20, 2017


Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Additional info at www.rctlma.org

Agenda Item No.: **4.2**
Area Plan: Eastern Coachella Valley
Zoning District: Mecca
Supervisorial District: Fourth
Project Planner: Daniel Arvizo
Planning Commission: July 19, 2017

TENTATIVE PARCEL MAP NO. 37228,
Amendment No. 1
CEQA Exempt: Section 15061(b)(3)
Applicant: Nachhattar S. Chandi and Susana
Chandi
Engineer: Coachella Valley Engineers



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

Tentative Parcel Map No. 37228 proposes a Schedule "E" subdivision of 37.16 gross acres into 6 parcels. Parcels 1-5 consist of the existing travel center; Parcel 6 is an undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map.

The proposed subdivision of the travel center that would create six parcels will allow the property owner to sell the parcels individually. This subdivision request does not propose any new development. The proposed parcels consist of the following: Parcel 1 is 0.52 acres and includes an existing building with a Starbucks business; Parcel 2 is 0.58 acres and includes an existing Del Taco business; Parcel 3 is 1.11 acres and is undeveloped; Parcel 4 is 6.30 acres and includes the existing Arco fueling station for both auto and trucks, a convenience store and retail spaces; Parcel 5 is 0.33 acres and includes the existing water treatment plant for the center; and Parcel 6 is 25.17 acres and is undeveloped.

BACKGROUND:

The project site is located at the northeast corner of State Route 86 (SR-86) and 66th Avenue. The travel center consists of an Arco gas station, various fast food restaurants and other types of businesses related to the travel center.

The proposed subdivision also includes right of way dedications and a drainage easement. Lot "A" is proposed as right of way for dedication totaling .38 acres and is located on 66th Avenue. Lot "B" is proposed as right of way dedication totaling 2.77 acres and is located on Chandi Circle. Both of these dedications will allow for future widening that will be required when development occurs within the proposed subdivision. In addition, an existing drainage area is proposed for a total area of 30,000 square feet for dedication and will be located along the eastern portion of Chandi Circle.

The Project site has several entitlements, including the most recent, Conditional Use Permit No. 3309 Revision No. 2 (CUP3309R2) which was approved with the adoption of a mitigated negative declaration for Environmental Assessment No. 42748 (EA42748) on April 28, 2015 by the Board of Supervisors. Approval of CUP3309R2 authorized a 4,500 square foot sit down restaurant, up to 24 feet in height, with a full bar (ABC License Type 47), approximately 52 additional parking spaces, truck parking totaling 33 truck spaces, restaurant signage, two (2) new water supply options. On October 5, 2004 the Board of Supervisors adopted a mitigated negative declaration for Environmental Assessment No. 39586 (EA39586) and approved Conditional Use Permit No. 3309, Revision No. 1 (CUP3309R1) which authorized the expansion of an existing automobile and truck travel center with additional retail store, fast food restaurant with a drive-thru, truck scale, and above ground 10,000 gallon fuel tank. The original Conditional Use Permit, No. 3309 (CUP3309) approved on October 17, 2000, authorized an automobile

and truck travel center which included a restaurant and convenience store with vehicle fuel sales and the sale of beer and wine for off-premises consumption. The Environmental Assessment, No. 37928, established mitigation measures.

AB 52 Tribal Consultation

Notification to requesting tribes pursuant to Assembly Bill 52 (AB 52) is required when a project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA) pursuant to an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND). However, because the proposed Tentative Parcel Map is exempt from CEQA, noticing pursuant to AB 52 is not required for this specific application.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 FAR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, northwest, south and southeast, Mixed Use Area (MUA) to the east and the northeast, Agriculture (AG) to the south and west, Community Development: Commercial Tourist (CD:CT) further to the southwest and west (0.20 - 0.35 FAR). |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) and Light Agriculture, 5 acre minimum (A-1-5). |
| 4. Surrounding Zoning (Ex. #2): | Light Agriculture, 5-acre minimum (A-1-5) to the north, south, and southeast; Mixed Use (MU) to the east and northeast; and Scenic Highway Commercial (C-P-S) to the west. |
| 5. Existing Land Use (Ex. #1): | Commercial travel center, vacant land |
| 6. Surrounding Land Use (Ex. #1): | Vacant undeveloped land. |
| 7. Project Data: | Total Acreage: 37.16 gross, and 36.78 net acres |
| 8. Environmental Concerns: | CEQA Exempt: Section 15061(b)(3) (Common Sense Exemption) |

RECOMMENDATIONS:

FIND TENTATIVE PARCEL MAP NO. 37228 exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions provided in this staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37228, 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 Addendum, which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CD:CR) (FAR 0.2 to 0.35) on the Eastern Coachella Valley Area Plan. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as tourist-oriented commercial uses. The proposed map is consistent with the CD:CR designation because the existing commercial development could be identified as both a “regional commercial” and a “community commercial” use.
2. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, northwest, south and southeast, Mixed Use Area (MUA) to the east and the northeast, Agriculture (AG) to the south and west, Community Development: Commercial Tourist (CD:CT) further to the southwest and west (0.20 - 0.35 FAR).
3. The proposed Tentative Parcel Map No. 37228 and its current design are consistent with the County’s General Plan. In particular, General Plan Principle “D” of Appendix B of the General Plan, Land and Development Activity meets the first Principal requirement in that the existing shopping center and the proposed subdivision focus on the availability of vacant, developable land, including the future development (Parcel 3 and 6), that could accommodate a variety of economic enterprises. In addition the existing center is near local residents, commercial air transportation facilities, and the College of the Desert Thermal/Mecca campus (E.2).
4. The existing zoning for the subject property consist of two zones: Scenic Highway Commercial (C-P-S) and Light Agriculture, 5-acre minimum (A-1-5). Proposed parcels 1-5 are currently zoned Scenic Highway Commercial (C-P-S). These parcels currently contain a travel center with a gas station, eating establishments and other commercial uses that have been approved. Proposed Parcel 6, which is 25.17 acres in size, is zoned A-1-5. The proposed subdivision is consistent with the development standards for the C-P-S zone and the A-1-5 zone, In particular, the proposed parcel lines would meet the setback requirements of the respective zones which are zero feet for the Scenic Highway Commercial (C-P-S) zone when a building does not exceed 35 feet in height and in the Light Agriculture, 5-acre minimum (A-1-5) zone where no buildings currently exist as well as the minimum parcel size for the Light Agriculture, 5-acre minimum (A-1-5) zone of five acres. The Scenic Highway Commercial (C-P-S) zone does not have a minimum lot size standard. Any future development of any of the parcels that may be proposed would have to comply with all other development standards for the respective zones.
5. The project site is surrounded by properties which are zoned Light Agriculture, 5-acre minimum (A-1-5) to the north, south, and southeast; Mixed Use (MU) to the east and northeast; and Scenic Highway Commercial (C-P-S) to the west.
6. The proposed project consists of a Schedule “E” parcel map subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County’s General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule “E” improvement requirements of Ordinance No. 460. Based on review by staff and proposed Conditions of Approval, Tentative Parcel Map No. 37228 is consistent with the minimum improvements as outlined in Section 10.10 (Schedule “E” Subdivision) or Ordinance No. 460 as stated below:
 - a) Streets - No street improvements are proposed by the applicant and there are existing streets that serve the center. However, under Section 10.10.A. Streets, items 1-6, the applicant is required to design and construct street improvements. To meet this requirement the applicant will dedicate the required right-of-way and will bond for the required improvements.

- b) Domestic Water and Sewage Disposal – Existing domestic water and sewage infrastructure currently serve the site and has been approved by Environmental Health for purposes of this subdivision.
 - c) Fire Protection – Prior to the recordation of a final map, the applicant will be required to submit an Environmental Constraint Sheet and future development will require written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2" exist, as measured along approved vehicular travelways; or that financial arrangement have been made to provide hydrants(s).
 - d) Fences – There are no canals, drains, expressway or other feature that could be deemed to be hazardous that would require installation of a fence.
 - e) Electrical and Communication Facilities – Electrical or communication facilities currently exist. No new utility services are proposed.
7. Before approving a land division map, the County must make the findings required under Government Code section 66474 and Article VII, Section 7.1 of Ordinance No. 460. PM37228 is consistent with all of these requirements:
- a. The proposed parcels 1-6 are consistent with the General Plan in that the existing uses are permitted under the land use designation and the proposed parcels meet the subdivision and zoning ordinance requirements. The project also meets land use policies such as Economic Development policy LU8.1, which states, "Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity (LU8.1)." If approved, the proposed subdivision provides the property owner an opportunity to sell vacant developable land that will be accommodate new development and new investors. Future development will be add economic growth and will trigger new investment into the site and adjacent properties. The proposed subdivision will allow the owner to "promote and market the development of a variety of stable employment and business uses (LU8.2) by providing an opportunity for new ownership and investment for the site. The proposed lot sizes meet the zoning requirements and the proposed parcel sizes will be compatible within each other as there no proposed developments in the immediate area to compare to. The proposed subdivision, its design, and required improvements are consistent with the General Plan and will adhere to the County's subdivision and zoning Ordinance. There is no applicable Specific Plan.
 - b. The design of Tentative Parcel Map No. 37228 does not propose any new development and will not cause environmental damage, cause serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat and will not cause serious public health problems. The Tentative Parcel Map is not located within a designated Conservation Area pursuant to the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). Impacts of the existing development of the site were analyzed in the Mitigated Negative Declaration prepared for Conditional Use Permit (CUP) No. 3309 Revision No. 1 and 2 and determined that no impact or a less than significant impact on fish and wildlife and their habitat will not result in any significant environmental impacts. The proposed Tentative Parcel Map does not propose any further development at this time. The included Addendum to this prior analysis concludes that the Tentative Parcel Map

- would not result in any greater physical impacts than what was previously analyzed in the prior Mitigated Negative Declaration.
- c. The design of Tentative Parcel Map No. 37228 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Prior to map recordation the required easements for access, parking, and drainage and road improvements will be preserved through bonding and the dedication of right-of-way and easements.
8. This land division is located outside any area designated with fire hazard severity and not located within either a State Responsibility Area or a Local Responsibility Area and is not subject to the requirements of Government Code section 66474.02. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 9. The proposed project has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) – the Common Sense Exemption. This exemption provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The Common Sense Exemption applies to the proposed project because there is no development being proposed and the proposed Map only establishes legal boundaries within an existing commercial center that is largely fully built out and/or entitled. The portion that is not already built out and/or entitled will likely require a change of zone and additional entitlement in order to lead to any development that would not already be allowed on that portion of the existing parcel even without subdivision, and no such plans have been submitted or are otherwise currently reasonably foreseeable. The division of the existing larger parcel into smaller parcels is permissible under the County’s Schedule “E” subdivision requirements pursuant to Ordinance No. 460 and the County’s Zoning Ordinance, Ordinance No. 348. The proposed land division does not propose or preclude future development, it would just provide greater ownership flexibility if approved, as portions of the larger parcel could be more easily sold to different owners upon subdivision. Potentially changing who owns a portion of a particular piece of property has no environmental impacts in and of itself. As a result, it can be seen with certainty that there is no possibility that TPM37228 may have a significant direct, indirect or cumulative physical effect on the environment.

CONCLUSIONS:

1. The proposed subdivision is in conformance with the Community Development: Commercial Retail (CD: CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) and Light Agriculture, 5 acre minimum (A-1-5) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule “E” map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public’s health, safety, and general welfare are protected with the current existing design and are not impacted with the proposed subdivision.

5. The proposed subdivision is compatible with the present and future logical development of the area.
6. The proposed subdivision of land will not have a significant effect on the environment.
7. The proposed subdivision will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

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 100-year flood plain,
 - b. A Fault zone
 - c. A City sphere of influence, or
 - d. An area drainage plan.
3. The project site is located within:
 - a. The boundaries of the Coachella Valley Unified School District;
 - b. An area susceptible to active subsidence;
 - c. A high sensitivity area for paleontological resources; and
 - d. In or partially within County Service Area MECCA #97 - Street Lighting.
4. The subject site is currently designated as Assessor's Parcel Number 727-100-020.

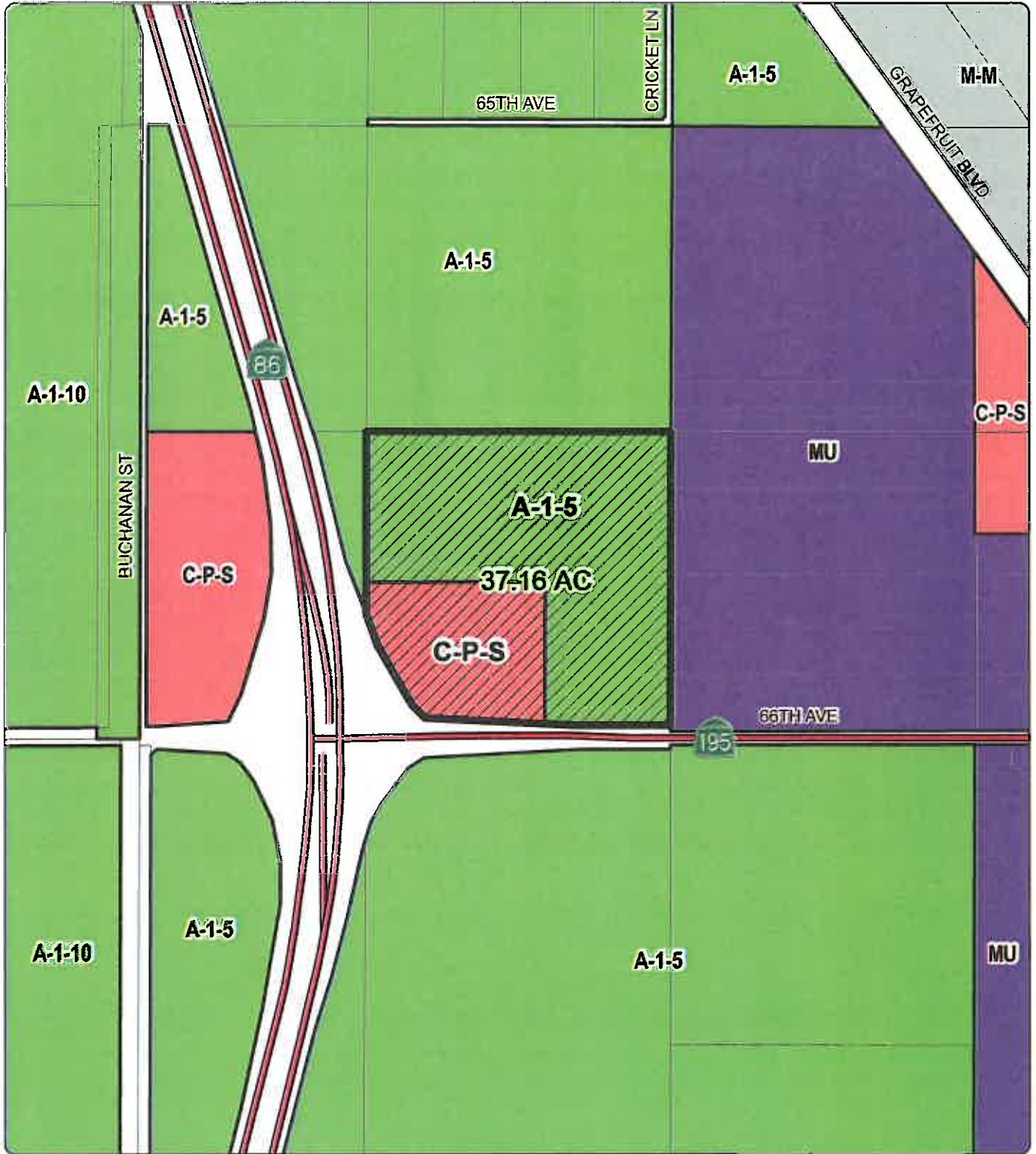
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37228 EA43000

EXISTING ZONING

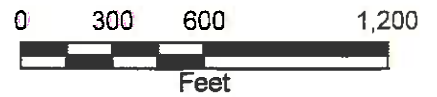
Supervisor: Perez
District 4

Date Drawn: 06/21/2017
Exhibit 2



Zoning Dist: Mecca

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.rctdms.org>

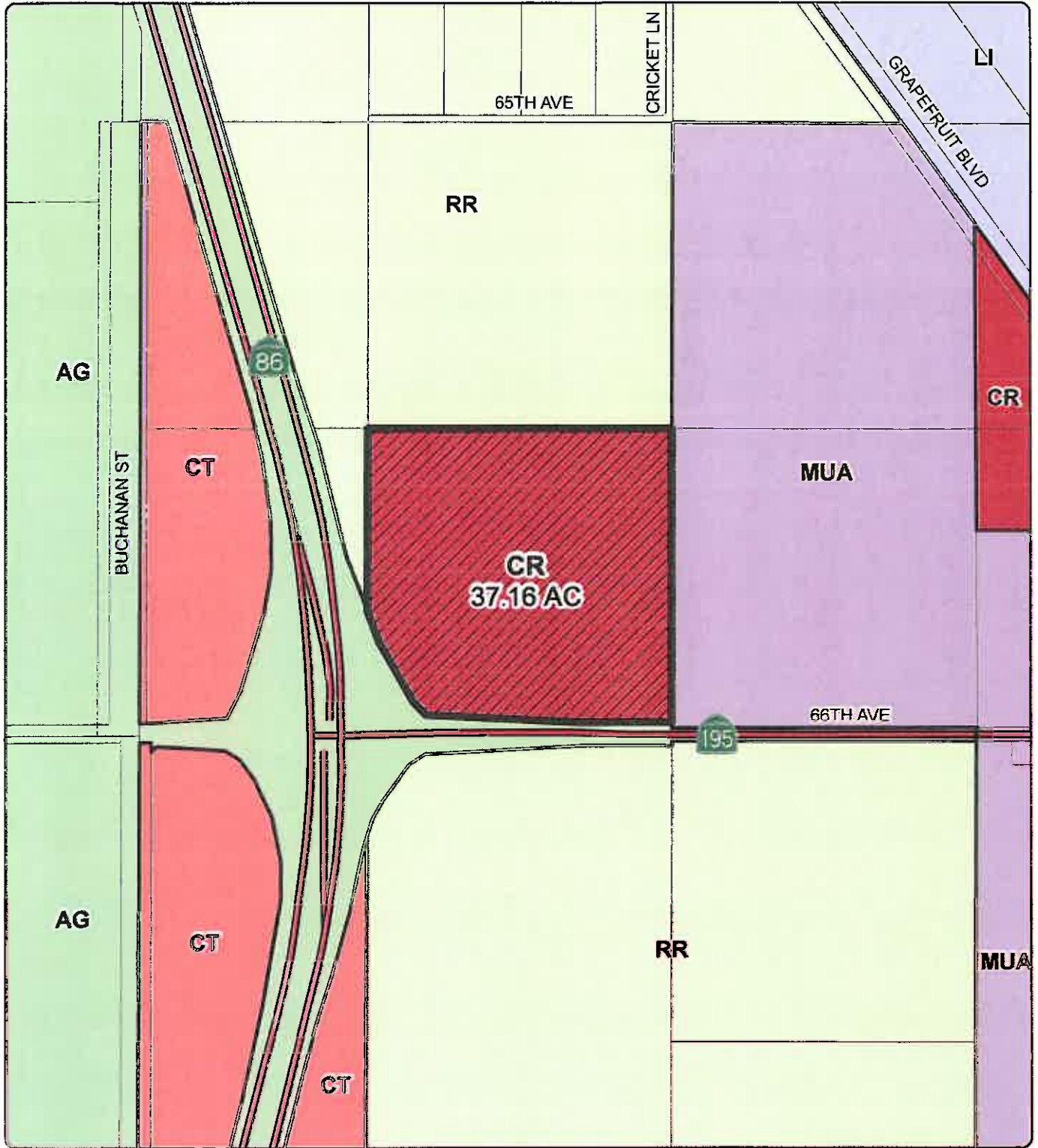
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37228 EA43000

EXISTING GENERAL PLAN

Supervisor: Perez
District 4

Date Drawn: 06/21/2017
Exhibit 5



Zoning Dist: Mecca

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)853-8277 (Eastern County) or Website <http://rdnplanning.colmsa.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37228 EA43000

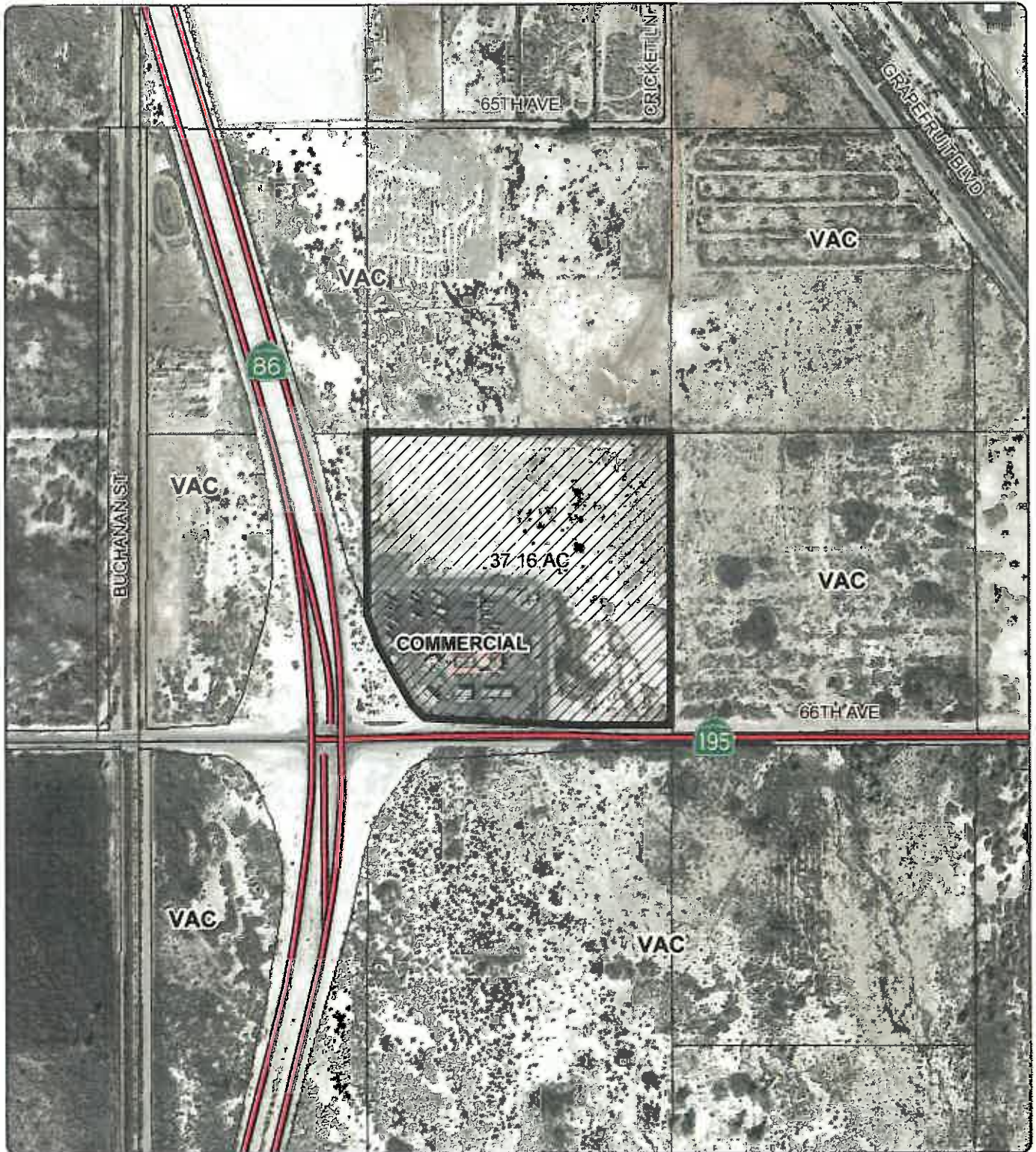
LAND USE

Supervisor: Perez

District 4

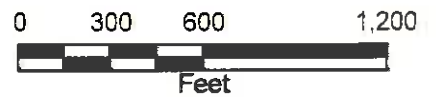
Date Drawn: 06/21/2017

Exhibit 1



Zoning Dist: Mecca

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: Dewert at (760)863-8277 (Eastern County) or Website <http://planning.rctfd.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PM37228 EA43000
VICINITY/POLICY AREAS

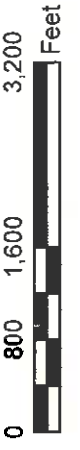
Supervisor: Perez
District 4

Date Drawn: 06/21/2017
Vicinity Map



Zoning Dist: Mecca

Author: Vinnie Nguyen



DISCLAIMER: City of October 7, 2003. The City of Riverside (applicant) is a General Purpose Agency and is not a public utility. The City of Riverside is not responsible for any errors or omissions in this map. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-2500. Website: www.riversideca.gov



PHOTO 1



PHOTO 2

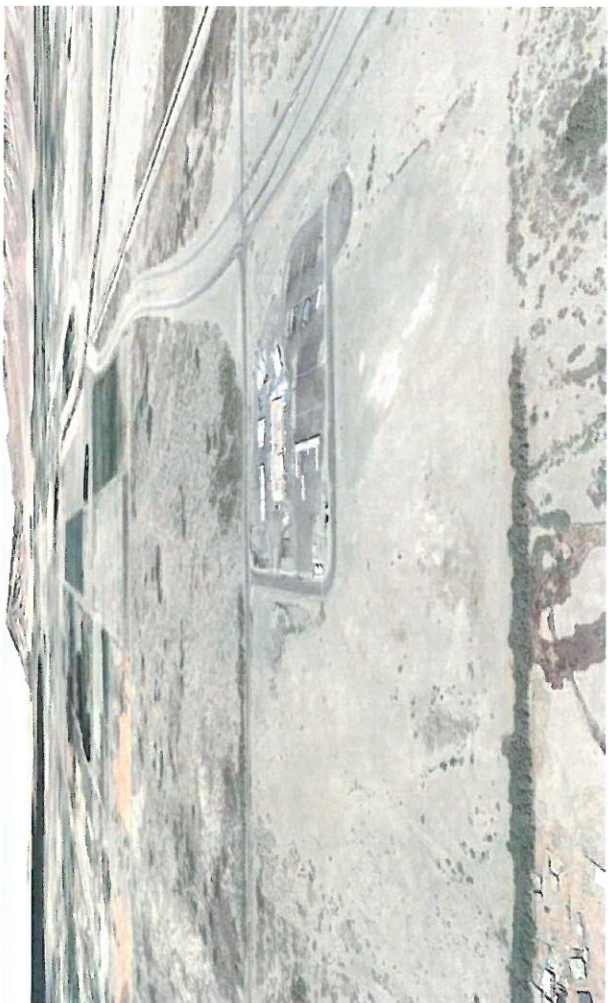
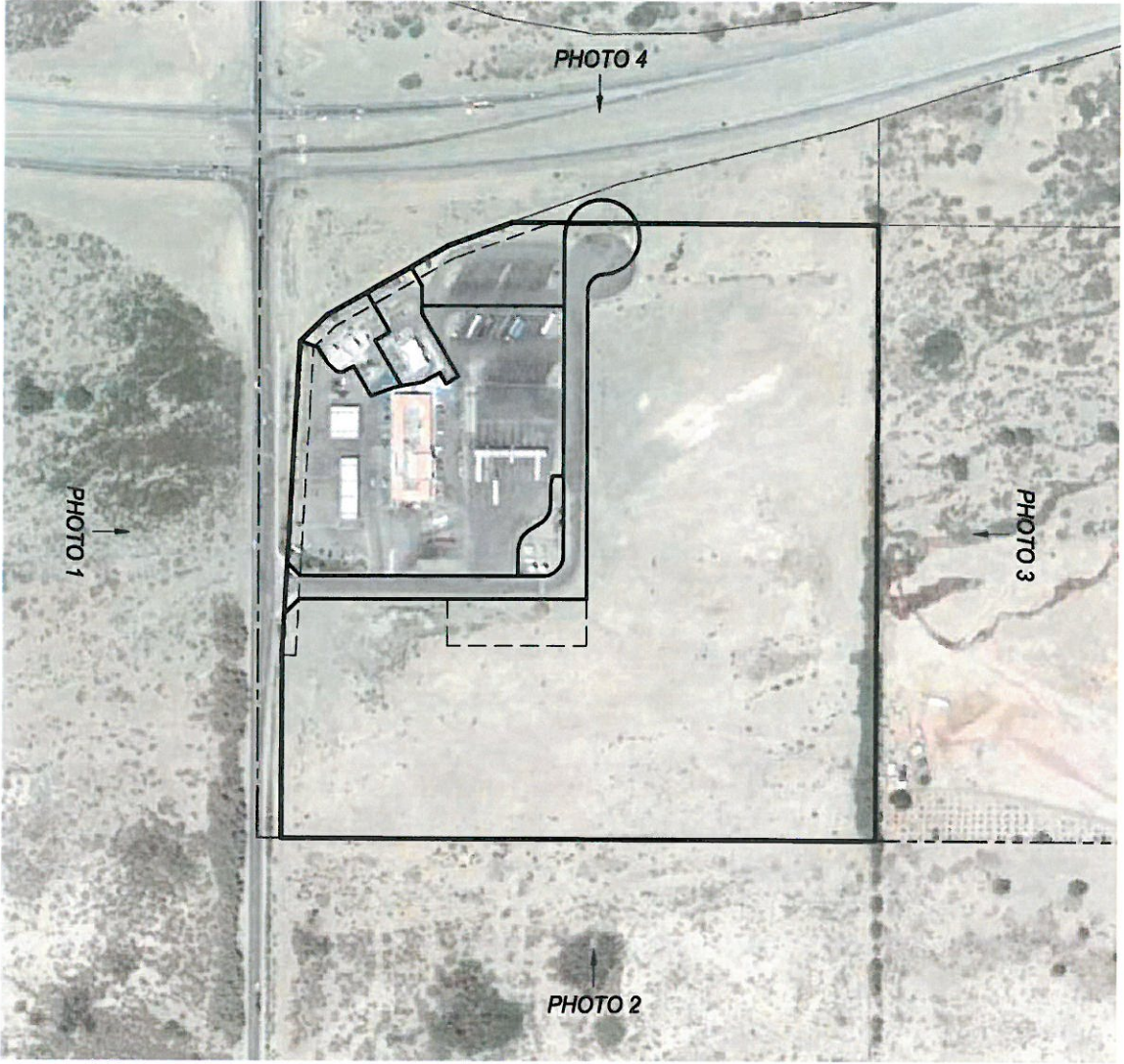


PHOTO 3



PHOTO 4

PHOTO INDEX



PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

5. DRT CORRECTIONS REQUIRED

TRANS DEPARTMENT

5.TRANS. 1 DRT - HYDROLOGY STUDY REQUIRED REQUIRED

A Hydrology study is required for this project. For specific requirements contact Majeed Farshad (760)863-7045.

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The Tentative Parcel Map proposes a Schedule "E" subdivision of 37.16 gross acres into 6 parcels. Parcels 1-5 consist of the existing travel center; Parcel 6 is an undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map.

The proposed subdivision of the travel center would create six parcels and will allow the property owner to sell the parcels individually. This subdivision request does not propose any new development. The proposed parcels consist of the following: Parcel 1 is 0.52 acres and includes an existing building with a Starbucks business; Parcel 2 is 0.58 acres and includes an existing Del Taco business; Parcel 3 is 1.11 acres and is undeveloped; Parcel 4 is 6.30 acres and includes the existing Arco fueling station for both auto and trucks, a convenience store and retail spaces; Parcel 5 is 0.33 acres and includes the existing water treatment plant for the center; and Parcel 6 is 25.17 acres and is undeveloped.

10. EVERY. 2 MAP - 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 TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.)

RECOMMND

attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, 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 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 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 37228 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 37228, Amended No. 3, dated June 16, 2017.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

The land divider 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 the approval or conditional approval of this project.

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - 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 MAP - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 MAP - 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

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

10. GENERAL CONDITIONS

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

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 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.

10.BS GRADE. 6 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 7 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

10. GENERAL CONDITIONS

10.BS GRADE. 9 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum. Minimum slope from foundation is 5% (percent) for a minimum of 10 feet. Swales located within 10 feet of the building foundation shall be sloped a minimum of 2% (percent).

PLANNING DEPARTMENT

10.PLANNING. 1 MAP- MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county 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. 7 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 8 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

10.PLANNING. 16 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:
Pursuant to State Health and Safety Code Section 7050.5, if

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

10. GENERAL CONDITIONS

10.PLANNING. 16

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

"The nondestructive removal and analysis of human remains and items associated with Native American human remains.

"Preservation of Native American human remains and associated items in place.

"Relinquishment of Native American human remains and associated items to the descendants for treatment.

"Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

"Record the site with the commission or the appropriate Information Center.

"Utilize an open-space or conservation zoning designation or easement.

"Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

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. 17 MAP - UNANTICIPATED RESOURCES RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

10. GENERAL CONDITIONS

10.PLANNING. 17

MAP - UNANTICIPATED RESOURCES (cont.)

RECOMMND

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. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or 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 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, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 23

MAP - ORD 875 CVMSHCP FEE (1)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains.

The fee shall be paid for each residential unit to be constructed within a residential land division. The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area".

In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable.

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - ORD 875 CVMSHCP FEE (1) (cont.) RECOMMND

However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 25 MAP- ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Scenic Highway Commercial (C-P-S) zone for Lots 1-5 and Light Agriculture, 5 acre minimum (A-1-5) zone for Lot 6.

TRANS DEPARTMENT

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 7 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

10. GENERAL CONDITIONS

10.TRANS. 7 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

Standards (Ordinance 461). It is understood that the tentative map 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 map to be resubmitted for further consideration. These Ordinances 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. 8 MAP - UTILITY INSTALL. 1 RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 10 MAP - 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. 11 MAP - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBB. These additional studies will provide the basis for establishing the RBB fee structure.

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

10. GENERAL CONDITIONS

10.TRANS. 11 MAP - SOUTH VALLEY PARKWAY (cont.) RECOMMND

Prior to the issuance of building permits the project shall be asked to pay the RBBF fee once it has been established and adopted. In the event the RBBF is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBF fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

10.TRANS. 12 MAP - TRAFFIC STUDY RECOMMND

Subsequent implementing project(s) may be required to submit a traffic study for each project if the threshold is met per the County' Traffic Impact Analysis Preparation Guidelines. If required, the traffic study shall be submitted to the Transportation Department for review and approval.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

20.PLANNING. 3 MAP- CVWD SUMMARY RECOMMND

- CVWD - Correspondence 6-8-17
1. The proposed subdivision does not conflict with CVWD facilities.
 2. Approval of the proposed subdivision does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.
 3. Area within AE flood zone - Riverside County Ordinance

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 MAP- CVWD SUMMARY (cont.) RECOMMND

No. 458, as amended, states that no structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements.

CVWD Contact: Tesfaye Demissie, P.E.
Senior Engineer, Stormwater
tdemissie@cvwd.org
Phone: 760-398-2661 x2605

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP-WATER SYSTEM COMPLIANCE RECOMMND

Mecca Arco Travel Center public water system shall abate the existing arsenic maximum contamination level (MCL) violation and repair artesian onsite well prior to map recordation.

FIRE DEPARTMENT

50.FIRE. 1 MAP*-#59-ECS-HYDR REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, (CUSTOMIZE FROM SPECIALIST) as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

PLANNING DEPARTMENT

50.PLANNING. 18 MAP- ECS NOTE LIQUEFACTION RECOMMND

The following environmental constraints information and note shall be placed on the ECS:

A. The Area of Potential Liquefaction shall be delineated

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

50. PRIOR TO MAP RECORDATION

50.PLANNING. 18 MAP- ECS NOTE LIQUEFACTION (cont.) RECOMMND

on the ECS as approved by the Planning Department.

B. A note shall be placed on the ECS stating: "This property is affected by potential liquefaction. Structures for human occupancy shall not be allowed in the Area of Potential Liquefaction without an approved liquefaction report or approved mitigation of the hazard. This constraint affects Parcel Nos. 1 through 6, as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

50.PLANNING. 19 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 20 MAP- CC&R C/I POA COM. EASE RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

50. PRIOR TO MAP RECORDATION

50.PLANNING. 20 MAP- CC&R C/I POA COM. EASE (cont.)

RECOMMND

incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, 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 'landscape area', more particularly described on Exhibit '___', attached hereto.

The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape 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 'landscape area' or any reciprocal easement established pursuant to the 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

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

50. PRIOR TO MAP RECORDATION

50.PLANNING. 20 MAP- CC&R C/I POA COM. EASE (cont.) (cont.) RECOMMND

any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 21 MAP- CC&R C/I POA COM. LOT DRAFT

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

50. PRIOR TO MAP RECORDATION

50.PLANNING. 21 MAP- CC&R C/I POA COM. LOT (cont.)

DRAFT

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, d) provide for the ownership of the common area by either the property owner's association or the owners of each individual parcel, and e) 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 Department 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 parcel 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' or any reciprocal easement established pursuant to the Declaration.

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

50. PRIOR TO MAP RECORDATION

50.PLANNING. 21 MAP- CC&R C/I POA COM. LOT (cont.) (cont.) DRAFT

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, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Divisio - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 23 MAP - CC&R DRAINAGE AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the land divider shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and (c) the documents to be submitted by the land divider to the Office of the County Counsel shall include all of the following:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;

2. A signed and notarized declaration of covenants, conditions and restrictions, which includes, but is not necessarily limited to, a legal description of the boundaries of the drainage area and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the covenants, conditions and restrictions are incorporated therein by reference; and,

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

50. PRIOR TO MAP RECORDATION

50.PLANNING. 23 MAP - CC&R DRAINAGE AREA (cont.)

RECOMMND

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by County Counsel.

The declaration of covenant, conditions and restrictions submitted for review shall (a) provide for a minimum term of 60 years, (b) contain provisions facilitating the proper operation and maintenance of a twenty (20) foot wide drainage area across the front yards of lots within this land division and prohibiting actions which defeat the purpose of the drainage areas, such as, but not necessarily limited to, the placement of walls or fencing in such a way as to impede the designed storm water flows, or grading or landscaping which prevents the proper functioning of these improvements, (c) requiring a minimum twenty-five (25) foot front yard area setback measured from the street right-of-way, and (d) contain the following provision verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

Each owner of an individual lot shall continuously maintain the lot and the drainage area within the lot in such a manner so as to allow for the retention and disposition of storm water flows.

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 drainage areas established pursuant to this Declaration."

Once approved by the Office of the County Counsel, the original declaration shall be forwarded to the Planning Department. The Planning Department shall forward the original declaration to be recorded by the Riverside County Transportation Department - Survey Division concurrently with the recordation of the final map.

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

50. PRIOR TO MAP RECORDATION

50.PLANNING. 24

MAP- CC&R RECIPROCAL EASEMNT

RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the land divider shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and (c) the documents to be submitted by the land divider to the Office of the County Counsel shall include all of the following:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;

2. A copy AND an original wet signed, notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel.

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking, drainage and flood control facilities between lots/parcels shown on the TENTATIVE MAP, and (c) contain the following provisions verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply:

This Grant of Reciprocal Easement shall not be

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

50. PRIOR TO MAP RECORDATION

50.PLANNING. 24 MAP- CC&R RECIPROCAL EASEMNT (cont.) RECOMMND

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 reciprocal easement established pursuant to the Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the copy and the original grant of reciprocal easement document shall be forwarded to the Planning Department. The Planning Department shall keep the copy for the case file and forward the original document to the Transportation Department-Survey Division-for safe keeping until the final map is ready to record. The Transportation Department-Survey Division-shall record the original grant of reiprocal easement document in conjunction with the recordation of the final map.

TRANS DEPARTMENT

50.TRANS. 11 MAP - ASSESSMENT DIST 1 RECOMMND

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

50.TRANS. 12 MAP - 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 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.

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - GRAFFITI ABATEMENT RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 18 MAP - IMPROVEMENTS RECOMMND

66th Avenue (State Hwy 195) along project boundary is designated as an Urban Arterial Highway and shall be improved with 8-inch concrete curb and gutter, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76-foot half-width dedicated right-of-way in accordance with County Standard No. 91, pages 1 & 2, (110'/152')

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 21' parkway per Standard 404.

Chandi Circle is designated as Industrial Collector and shall be improved with 56-foot full width AC pavement, 6-inch concrete curb and gutter, and 6-foot wide sidewalks within the 78-foot full-width dedicated right-of-way in accordance with County Standard No. 111 (56'/78'). Chandi Circle shall terminate in an offset cul-de-sac in accordance with Standard No. 800A.

50.TRANS. 21 MAP - TRAFFIC SIGNALS 2 RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 22 MAP - STREET SWEEPING 2 RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

50. PRIOR TO MAP RECORDATION

50.TRANS. 27 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 28 MAP - 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: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 30 MAP - SIGNING & STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

or as approved by the Director of Transportation.

50.TRANS. 31 MAP - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBB. These additional studies will provide the basis for establishing the RBB fee structure.

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

50. PRIOR TO MAP RECORDATION

50.TRANS. 31 MAP - SOUTH VALLEY PARKWAY (cont.) RECOMMND

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO PRECISE GRDG RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

60.BS GRADE. 2 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 4 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 5 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 7 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 MAP - DRNAGE DESIGN Q100 (cont.) RECOMMND

regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 8 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 9 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 10 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 12 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 MAP- PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 16 MAP-TRANS& CVWD REVIEW REQ'D RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWSD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or waiver of the review.

60.BS GRADE. 17 MAP- PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

60.BS GRADE. 18 MAP - IF WQMP REQUIRED RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 18 MAP - IF WQMP REQUIRED (cont.)

RECOMMND

quality treatment control BMPs have been included on the grading plan.

PLANNING DEPARTMENT

60.PLANNING. 25 MAP - PALEO PRIMP/MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

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.

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25

MAP - PALEO PRIMP/MONITOR (cont.)

RECOMMND

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.

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. One original signed copy 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

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - PALEO PRIMP/MONITOR (cont.) (cont.) RECOMMND

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.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

60.PLANNING. 42 MAP - GEO STUDY UPDATE RECOMMND

PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT:

County Geologic Reports (GEO) Nos. 2419, 1712, 1676, 1403, and 1010 were previously reviewed and approved by the County Geologist for CUP03309R2, PM34849/PP21841/PP22068, PP21894, PP19695, and CUP03309R1, respectively. The geotechnical consultant of record for this project shall, at a minimum, provide an update report with regards to the new parcel map for PM37228, the current building code, and current standards of practice. Alternatively, a new study focused on this parcel map (PM37192) may be submitted.

This update or new study shall be submitted as a new GEO report attached specifically to PM37228. Note: Acquisition of a County geologic report (GEO) number and submittal of review fees is required (DBF estimate is \$1224 for the proposed project). All reports (signed electronic copies in PDF format), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or their representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Alternatively, after submitting the GEO application and review fees to the Land Use counter, reports may be emailed to the County Geologist directly at dwalsh@rivco.org. The issued GEO number should be referenced with all correspondence. The GEO application and/or payments should not be given to the Planner or County Geologist directly.

The new GEO shall be reviewed and approved by the County

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 42 MAP - GEO STUDY UPDATE (cont.) RECOMMND

Geologist prior to issuance of a grading permit for the project.

60.PLANNING. 44 MAP - PHASE I CULTURAL RECOMMND

Prior to GROUND DISTURBANCE, the following cultural resources (archaeological) study shall be submitted and approved by the County Archaeologist:
A Phase I Cultural Resources/Archaeological Study is required for the CEQA review of this project. The report shall meet current Riverside County standards for such reports (Investigations Standard Scopes of Work: http://rctlma.org/planning/content/devproc/culture/arch_survey_standards_phasel_2_3_4.pdf) and be prepared by a County approved professional archaeologist currently listed on the County's Cultural Resources Consultant List posted on the TLMA - Planning website: http://rctlma.org/planning/content/devproc/consult_lists/culture_consult_list.pdf
The consultant must conduct a systematic intensive pedestrian survey of the entire subject property. The Phase I study must include a records search table/exhibit, documentary evidence of NAHC contact and tribal scoping, a project plan/site exhibit/grading exhibit, and a completed and signed Level of Significance Checklist. The consultant must send a confidential appendix including all site records within the record search area to the County Archaeologist. The consultant must abide by all the requirements in the MOU with the County.
Submittal of older Phase I reports previously prepared for the project site may need to be updated to meet current requirements and to provide current information about any cultural resources identified on the property (including any potentially significant historical structures). The County Archaeologist will determine if older Phase I reports are sufficient or if they need updating.
The report shall be submitted digitally in a document with the ability to track changes and insert comments within the document. Upon review of the draft Phase I study, the County Archaeologist will determine the adequacy of the report and if accepted will clear the condition. Upon acceptance of the report, the consultant shall send one signed certified bound hard copy of the report and confidential appendixes and one digital copy in PDF format of the same. The County Archaeologist will determine if

07/12/17
15:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 31

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 44 MAP - PHASE I CULTURAL (cont.) RECOMMND

further work or studies are required based on the information contained within the Phase I study.

TRANS DEPARTMENT

60.TRANS. 2 MAP - SUBMIT GRADING PLAN RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 3 MAP - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 MAP - SOUTH VALLEY PARKWAY (cont.) RECOMMND

the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBD fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

60.TRANS. 4 MAP - WATER QUALITY MGMT PLAN RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Transportation Department for review and approval.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 MAP - ROUGH GRADE APPROVAL RECOMMND

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

- 1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
- 2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
- 3.Submitting a Contractors Statement of Conformance form (284-259).
- 4.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
- 5.Rough Grade Only Permits: In addition to obtaining all

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 1 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BP'S W/O L.U. PRMT RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S) .

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - SEWER WILL SERVE RECOMMND

A "will serve" letter is required from the agency/agencies serving sanitary sewer is required prior to building permit.

TRANS DEPARTMENT

80.TRANS. 1 MAP - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBB. These additional studies will provide the basis for establishing the RBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBB fee once it has been established

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - SOUTH VALLEY PARKWAY (cont.) RECOMMND

and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - NO PRECISE GRD APRVL RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

TRANS DEPARTMENT

90.TRANS. 2 MAP 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 Administrator
2. Letter establishing interim energy account from SCE or other electric provider.

90.TRANS. 3 MAP - E STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - E STREETLIGHTS INSTALL (cont.) RECOMMND

(IID's) pole standard.

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

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

90.TRANS. 4 MAP - 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.

90.TRANS. 5 MAP - GRAFFITI ABATEMENT RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 7 MAP - TRAFFIC SIGNAL 2 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 8 MAP - STREET SWEEPING 2 RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

MAP - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE: May 17, 2017 PARCELS/LOTS: 6
TRACT/PARCEL MAP #: PM 37228 ZONING: A-1-5, C-P-S
APN: 727-100-020 MAP SCHEDULE: E

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

- THE Mecca Arco Travel Center WATER SYSTEM HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED May 17, 2017.
- ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(SCHEDULE C, D, E, F, G)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO Coachella Valley Water District SEWER SYSTEM AS PER LETTER DATED April 5, 2017.
- ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, _____ DATED _____ HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: _____

Mark Abbott

ENVIRONMENTAL HEALTH SPECIALIST

Received by: email

Any questions or comments regarding this project should be directed to Daniel Arvizo, Project Planner at (760) 863-3784 or e-mail at darvizo@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

No Objection:

The Coachella Valley Unified School District is authorized by State Legislature to levy a developer fee on commercial/industrial development. The fee has been established at \$.56 per square foot for all commercial/industrial construction. The fees collected will be used to assist in the housing of students with the Coachella Valley Unified School District.

The fee will be required to be paid prior to the issuance of the building permit.

DATE: 5/22/17 SIGNATURE: Elsa F. Esqueda

PLEASE PRINT NAME AND TITLE: Director, Facilities

TELEPHONE: 760-848-1872

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

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Nachhattar Singh Chandi and Susana Chandi as joint husband and wife

Contact Person: Toni F. Merrihew E-Mail: tmerrihew@chandigroupusa.com

Mailing Address: 42270 Spectrum Street

Indio CA 92203
City State ZIP

Daytime Phone No: (760) 396-9260 Fax No: (760) 396-5245

Engineer/Representative Name: Coachella Valley Engineers

Contact Person: David Turner E-Mail: dturner@cve.net

Mailing Address: 77-933 Las Montanas Road - Suite 101

Palm Desert, CA 92211
City State ZIP

Daytime Phone No: (760) 360-4200 Fax No: (760) 360-4204

Property Owner Name: Nachhattar Singh Chandi and Susana Chandi as joint husband and wife

Contact Person: Toni Merrihew E-Mail: tmerrihew@chandigroupusa.com

Mailing Address: 42270 Spectrum Street

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 SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of 66th Avenue, South of 65th Avenue, East of Highway 86th, West of Lincoln Street.

SUBDIVISION PROPOSAL:

Map Schedule: E Minimum Developable Lot Size: _____
Number of existing lots: 1 Number of proposed developable lots: 6
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: _____ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

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

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

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

If yes, indicate the type of report(s) and provide signed copy(ies): _____

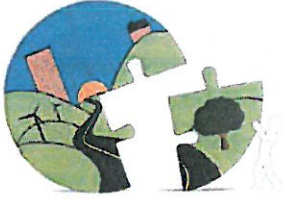
If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

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

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

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

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

INDEMNIFICATION AGREEMENT PROPERTY OWNER
INFORMATION

Date Submitted: 3/1/2017

Supervisorial District: 4

Enter ALL Application Numbers assigned for project in County of Riverside Planning Department:

<u>Application Number(s):</u>	<u>Date Filed:</u>	<u>Application Number(s):</u>	<u>Date Filed:</u>

Assessor Parcel Number(s):

727-100-020

The property is owned by:

- Sole Ownership
- Sole Proprietorship
- Partnership

- Limited Liability Company (LLC)
- Corporation
- Trust

The property is leased by (If any): N/A

The Lessee is the applicant: Yes 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) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Additional Parties to be notified:

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

_____ *City* *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

_____ *City* *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

_____ *City* *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

NOTES:

- 1) Applications must include all of the information requested information and documents.
- 2) Incomplete applications will not be accepted.
- 3) Additional information may be required after the initial application submittal and County review.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1082 Indemnification Agreement Information.docx
Created: 8/28/2015 Revised: 12/21/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 77588 El Duna Ct
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Tentative Parcel Map No. 37228

Project Location: Northeast corner of SR86 and 66th Avenue within the unincorporated area of Riverside County.
Address: 90480 66th Avenue, Mecca, CA 92254.

Project Description: The Tentative Parcel Map proposes a Schedule "E" subdivision of 37.16 gross acres into 6 parcels. Parcels 1-5 consist of the existing travel center; Parcel 6 is an undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map, and any required improvements would be bonded for.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Nachhattar S. Chandi and Susana Chandi, 42270 Spectrum Street, Indio, CA 92203

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15301)
- Statutory Exemption (_____)
- Other: Exempt per Section 15061 (b)(3)

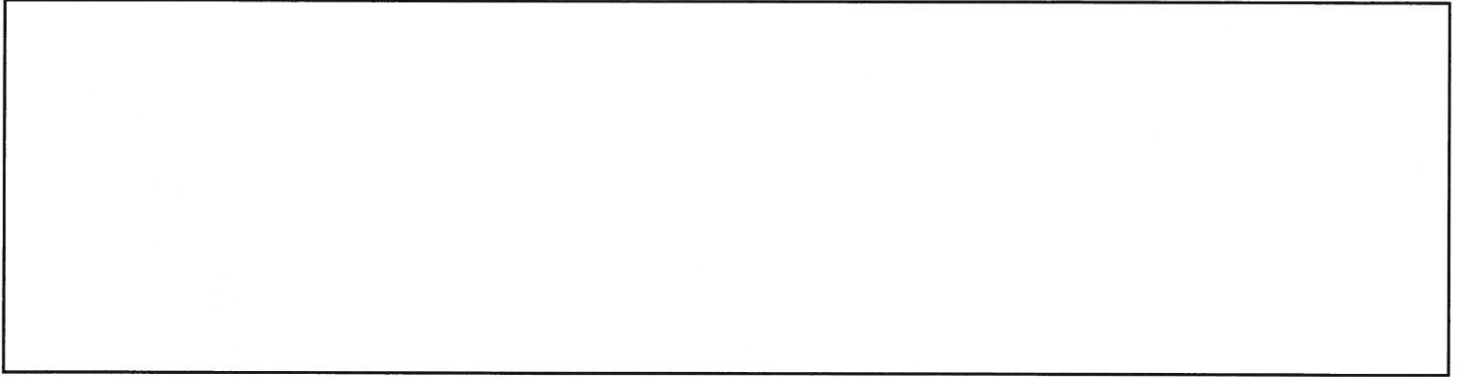
The proposed project is exempt from CEQA per section 15061 (b)(3). The subdivision is for financing only and will have no impact on the environment. No development approvals, grading, or building permits are attached to this project and no grading or building will result from this subdivision. The Planning Department also concludes that the project is exempt because the applicant is not requesting any type of development, and prior entitlements related to Condition Use Permit No. 3309, specifically Revision No. 2 authorized a 4,500 square foot sit down restaurant, up to 24 feet in height, with a full bar (ABC License Type 47), approximately 52 additional parking spaces, truck parking totaling 33 truck spaces, restaurant signage, two (2) new water supply options. The proposed Tentative Parcel Map would not result in any direct improvements or physical impacts on its own. Additionally, all impacts related to the ultimate development of the site were addressed by Environmental Assessment No. 42748, which did not identify any potentially significant impacts and a Mitigated Negative Declaration (MND) was adopted. Therefore, no further analysis or documentation pursuant to the California Environmental Quality Act (CEQA) is required for the currently proposed Tentative Parcel Map pursuant to Public Resources Code Section 15162. No substantial changes are proposed in the project which will require major revision to the prior MND. No substantial changes have occurred with respect to the circumstances under which the project is undertaken to require major revisions to the prior MND. No new information of substantial importance has been presented or is known to occur that would have an effect on the impacts on the project, cause more severe impacts by the project, make mitigation measures previously determined infeasible to be feasible, or mitigation measures that are considerably different from those included in the prior MND.

Daniel Arvizo
County Contact Person

760-863-7684
Phone Number

Contract Planner

May 23, 2017



NOTICE OF PUBLIC HEARING SCHEDULING REQUEST FORM

Principal's signature/initials: _____

Date: _____

DATE SUBMITTED: June 27, 2017

TO: Planning Commission Secretary

FROM: Daniel Arvizo

(Riverside)

PHONE No.: 760-863-7684

E-Mail: darvizo@rivco.org

SCHEDULE FOR: Planning Commission on July 19, 2017

10-Day Advertisement: Advertisement Exempt from CEQA

TENTATIVE PARCEL MAP NO. 37228 – EA43000 – Applicant: Nachhattar Singh Chandi and Susana Chandi – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – General Plan: Community Development: Commercial Retail (CD:CR) – Location: Northeast corner of SR86 and 66th Avenue – Acres: 37.17 gross Zoning: Light Agriculture, 5-acre minimum (A-1-5) and Scenic Highway Commercial (C-P-S) – **REQUEST:** Tentative Parcel Map No. 37228 proposes a Schedule "E" subdivision of 37.16 gross acres into 6 parcels. Parcels 1-5 consist of the existing travel center; Parcel 6 is an undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map. The proposed subdivision of the travel center that would create six parcels will allow the property owner to sell the parcels individually. This subdivision request does not propose any new development. The proposed parcels consist of the following: Parcel 1 is 0.52 acres and includes an existing building with a Starbucks business; Parcel 2 is 0.58 acres and includes an existing Del Taco business; Parcel 3 is 1.11 acres and is undeveloped; Parcel 4 is 6.30 acres and includes the existing Arco fueling station for both auto and trucks, a convenience store and retail spaces; Parcel 5 is 0.33 acres and includes the existing water treatment plant for the center; and Parcel 6 is 25.17 acres and is undeveloped. – APN: 727-100-020

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative (*Confirmed to be less than 6 months old from date of preparation to hearing date*)

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$2289.09 as of 7/3/17.

CFG Case # 06369 County Clerk Processing Fee: pd \$50.00

Estimated amount of time needed for Public Hearing: 10 Minutes (*Min 5 minutes*)

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence)

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 21, 2017,

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

APN (s) or case numbers PM37228 EA43000 For

Company or Individual's Name RCIT - GIS,

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.

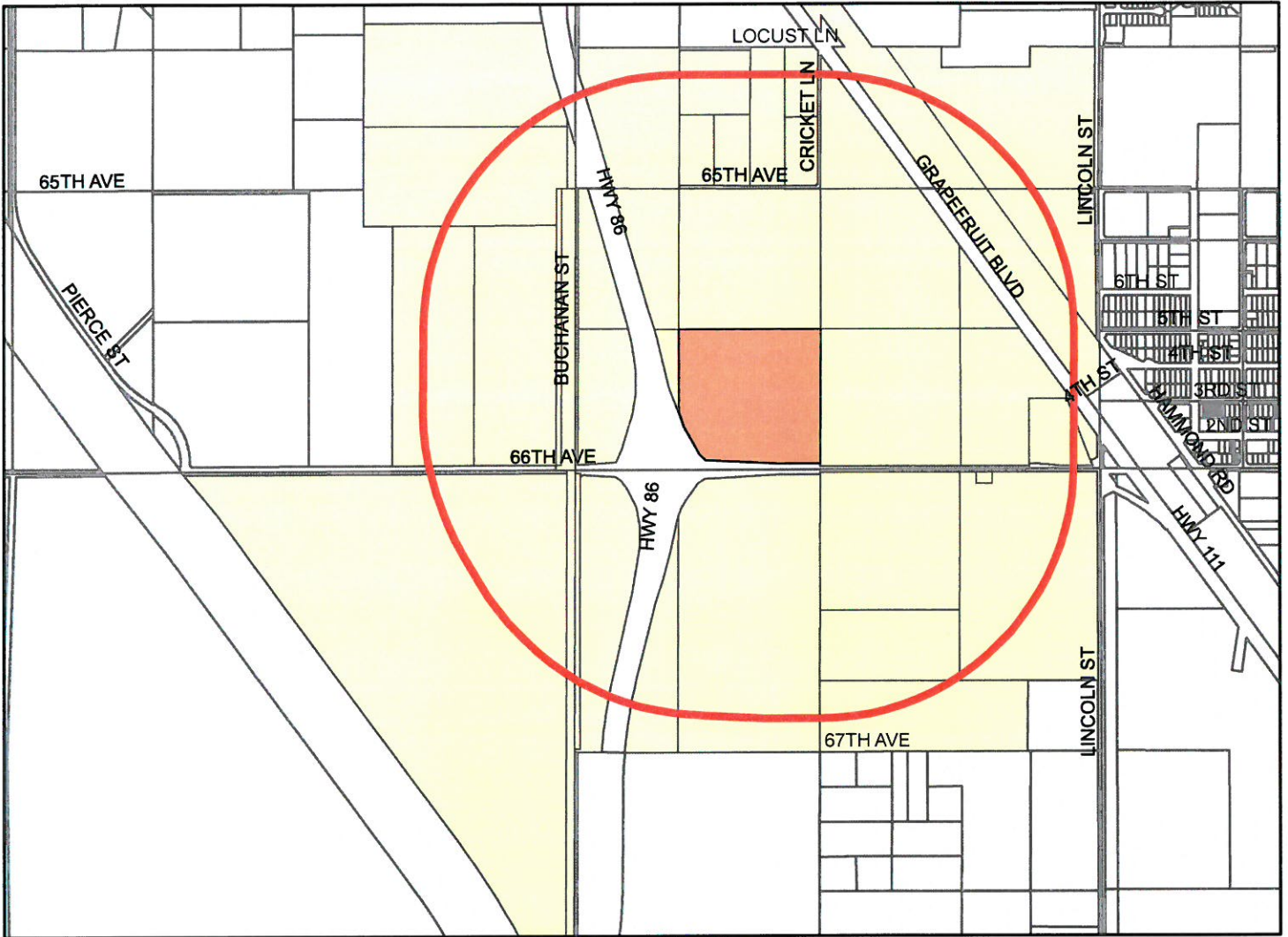
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

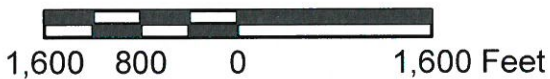
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

PM37228 EA43000 (2400 feet buffer)



Selected Parcels

749-080-028	727-250-016	749-090-009	727-250-008	749-070-017	749-080-027	749-090-018	727-100-006	727-100-004	727-100-007
727-100-025	727-091-008	749-070-019	749-070-020	749-080-021	749-080-022	727-091-014	727-250-006	727-250-015	727-250-004
727-250-005	727-091-012	727-100-003	727-091-013	727-100-009	727-100-020	727-091-005	727-091-009	727-092-025	727-100-015
727-091-007	727-250-009	727-250-010	727-250-011	727-092-012	727-100-017	727-100-024	727-100-026	727-100-021	727-100-022
727-100-023	727-091-010								



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

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:

TENTATIVE PARCEL MAP NO. 37228 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Nachhattar Singh Chandi and Susana Chandi – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – General Plan: Community Development: Commercial Retail (CD-CR) – Location: Northeasterly corner of State Route 86 and 66th Avenue – Acres: 37.17 gross Zoning: Light Agriculture 5-acre minimum (A-1-5) – Scenic Highway Commercial (C-P-S) – **REQUEST:** The Tentative Parcel Map proposes a Schedule “E” subdivision of 37.17 acres into six (6) parcels. Parcels 1-5 would include existing commercial facilities and Parcel six (6) is an existing undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map, and any required improvements will be bonded.

TIME OF HEARING: 9:00 am or as soon as possible thereafter
DATE OF HEARING: **July 19, 2017**
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 Project Planner Daniel Arvizo at (760) 863-7684 or email at darvizo@rivco.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: Daniel Arvizo
P.O. Box 1409, Riverside, CA 92502-1409

ASMT: 727091005, APN: 727091005
NORA SANCHEZ, ETAL
43820 RECLINATA WAY
INDIO CA 92201

ASMT: 727091014, APN: 727091014
RAFAEL GARCIA, ETAL
83686 PALOMAR CT
COACHELLA CA 92236

ASMT: 727091007, APN: 727091007
LEANDRA PEREZ, ETAL
P O BOX 1539
MECCA CA 92254

ASMT: 727100003, APN: 727100003
ALEJANDRINA MARTINEZ, ETAL
81329 PALMYRA AVE
INDIO CA 92201

ASMT: 727091008, APN: 727091008
FRANCISCO ZEPEDA
82204 TAHQUITZ AVE
INDIO CA 92201

ASMT: 727100006, APN: 727100006
ALBERT GONZALEZ, ETAL
P O BOX 506
MECCA CA 92254

ASMT: 727091009, APN: 727091009
OSCAR PEREZ
P O BOX 705
COACHELLA CA 92236

ASMT: 727100009, APN: 727100009
PAULA AVILA, ETAL
P O BOX 687
MECCA CA 92254

ASMT: 727091010, APN: 727091010
WOODSPUR FARMING
52 200 INDUSTRIAL WAY
COACHELLA CA 92236

ASMT: 727100015, APN: 727100015
RICHARD BAGDASARIAN INC
P O BOX 698
MECCA CA 92254

ASMT: 727091012, APN: 727091012
JOSE MONTOYA
P O BOX 1320
COACHELLA CA 92236

ASMT: 727100017, APN: 727100017
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

ASMT: 727091013, APN: 727091013
LUZ RODRIGUEZ, ETAL
81327 FUCSHIA
INDIO CA 92201

ASMT: 727100020, APN: 727100020
SUSANA CHANDI, ETAL
P O BOX 2817
INDIO CA 92202

ASMT: 727100023, APN: 727100023
WILLIAM BURKETT
46815 HIGHLAND PALMS DR
LA QUINTA CA 92253

ASMT: 727250016, APN: 727250016
COACHELLA VALLEY CONSERVATION COMMISSION
73710 FRED WARING STE 200
PALM DESERT CA 92260

ASMT: 727100024, APN: 727100024
THERMAL SERVICE STATION
P O BOX 1958
CORONA CA 92878

ASMT: 749080022, APN: 749080022
FRANCES C BERGER FOUNDATION, ETAL
P O BOX 13390
PALM DESERT CA 92255

ASMT: 727100025, APN: 727100025
STELLA CHUO, ETAL
P O BOX 1329
THERMAL CA 92274

ASMT: 749080028, APN: 749080028
BUCHANAN STREET INV
C/O LOWRY
39755 BURKEY DR NO A
PALM DESERT CA 92211

ASMT: 727100026, APN: 727100026
TORRES MARTINEZ DESERT CAHUILLA INDIANS
P O BOX 1069
THERMAL CA 92274

ASMT: 749090009, APN: 749090009
COACHELLA VALLEY CONSERVATION COMMISSION
73710 FRED WARING NO 200
PALM DESERT CA 92260

ASMT: 727250005, APN: 727250005
JAMES HORMOZI
C/O FARIBORZ HORMOZI
128 S WETHERLY DR
BEVERLY HILLS CA 90211

ASMT: 749090018, APN: 749090018
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 727250011, APN: 727250011
SHAHRAM TADAYON
704 S WESTGATE AVE
LOS ANGELES CA 90049

ASMT: 727250015, APN: 727250015
ISLAMIC CENTER OF SOUTHERN CALIF
C/O KENAN KAPETANOVIC
434 S VERMONT AVE
LOS ANGELES CA 90020

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1700628

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: CHANDI NACHHATTAR AND SUSANA \$50.00
paid by: CK 3896
paid towards: CFG06369 CALIF FISH & GAME: DOC FEE
CFG FOR EA43000
at parcel #: 90480 66TH AVE MECC
appl type: CFG3

By _____ Mar 02, 2017 16:47
ELMARQUE posting date Mar 02, 2017


Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Additional info at www.rctlma.org

Agenda Item No.: **4.3**
Area Map: **Western Coachella Valley**
Zoning Area: **Pass & Desert**
Supervisorial District: **Fifth**
Project Planner: **Jay Olivas**
Planning Commission: **July 19, 2017**

COMMERCIAL WECS PERMIT NO. 133
CEQA EXEMPT
Owner/Applicant: **Wintec Energy, LTD**
Representative: **Jeffrey S. Welton**



Charissa Leach, P.E.
Assistant Director of TLMA

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

COMMERCIAL WECS PERMIT NO. 133 ("WCS No. 133") is for an existing commercial wind energy conversion system (WECS) array consisting of seven (7) existing Vestas V47-660kW wind turbines not to exceed approximately 275 feet in height, with related facilities such as pad mounted transformers, an underground distribution line, and two (2) meteorological towers not to exceed 240 feet in height (one existing and one proposed meteorological tower). WCS No. 133 will have a permit life of approximately 15 years, expiring on July 1, 2033. WCS No. 133 replaces WCS No. 33R1, which expired on July 19, 2014. No new construction is proposed to the existing wind turbines.

The project site is located in North Palm Springs, north of Interstate 10 and east of State Highway 62; more specifically, north of Avenue 18, south of Dillon Road, west of Diablo Road, and east of Lotker Lane.

BACKGROUND:

The WECS system was originally approved under Commercial WECS permit No. 33 ("WCS No. 33") in 1984 for up to 204 wind turbines. The project was modified under Commercial WECS Permit No. 33, Revised Permit No. 1 ("WCS No. 33R1) in 1999 for the decommissioning of approximately 195 existing turbines and the addition of seven (7) Vestas V47 660 kW turbines not to exceed approximately 275 feet in height. The permit for WCS No. 33R1 expired on July 19, 2014. With the existing seven (7) Vestas wind turbines remaining onsite, proposed WCS No. 133 was filed on March 14, 2017 to permit the existing WECS system.

Variance Case No. 1667, which is related to this WECS permit and originally approved in 1999, continues the authorized modification to Section 18.41d of Ordinance No. 348 as follows:

1. Reduce the wind access setback requirement of 5 rotor diameters (paragraph d. (2)a of section 18.41) from the West perpendicular (upwind to the dominant wind direction) property line to the safety setback of 1.25 times the total overall WECS height;
2. Reduce the wind access setback requirement of 2.5 rotor diameters (paragraph d. (2)b of section 18.41) from the North and South parallel (crosswind to the dominant wind direction) property lines to the safety setback of 1.25 times the total overall WECS height;
3. Reduce the wind access setback requirements pursuant to paragraph d. (2)a & b of section 18.41 and the safety setback requirement pursuant to paragraph d. (1)e of section 18.41 for APN: 668-

260-002 (W-2 Zone / Vacant) to a minimum safety and wind access setback requirement of 40 feet; and

4. Change the requirement for permit approval pursuant to paragraph d. (12)a to a commercial WECS permit shall not be granted unless the applicant demonstrates that the projected WECS noise level will be 55 dB(A) or less.

ISSUE OF POTENTIAL CONCERN:

There are no issues of potential concern, in that no new construction is proposed to the existing wind turbines, and the existing WECS array has an existing on-going maintenance schedule for the wind turbines (Exhibit M). Each wind turbine was previously constructed subject to the uniform building codes. Therefore, project is recommended to be approved with a fifteen (15)-year life to July 1, 2033 as provided in Condition of Approval 20.Planning.1 – Life of Permit.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing Land Use (Ex. #1): | Existing WECS |
| 2. Surrounding Land Use (Ex. #1): | WECS, Vacant Land, Scattered Single-Family Residential; Dillon Wind Substation |
| 3. Existing Zoning (Ex. #2): | Wind–Energy (W-E) |
| 4. Surrounding Zoning (Ex. #2): | W-E (W, S), W-2 (N, NE) |
| 5. General Plan Land Use (Ex. #5): | Rural Desert (RD) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Rural Desert (RD); Rural Community: Very Low Density Residential |
| 7. Project Data: | Total Acreage: 77 Acres
Total Number of WECS: 7
Megawatts(MW): 4.62 Total MW
No new construction to existing wind turbines |
| 8. Environmental Concerns: | Exempt from CEQA |

RECOMMENDATIONS:

FIND the project **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) based on the findings and conclusions incorporated in the staff report; and,

APPROVE COMMERCIAL WECS PERMIT NO. 133, subject to the attached conditions of approval, with a permit life of fifteen (15) years to July 1, 2033 for an existing commercial WECS array, 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 Rural Desert (RUR: RD) on the Western Coachella Valley Area Plan within the San Gorgonio Pass Wind Energy Policy Area.

COMMERCIAL WECS PERMIT NO. 133

PC Staff Report: July 19, 2017

Page 3 of 5

2. The Rural Desert land use designation allows for the development of commercial WECS arrays since alternative energy is an encouraged land use within the Rural Desert land use designation as provided in the General Plan.
3. The zoning for the subject site is Wind Energy (W-E); the project is bordered by property zoned W-E and W-2.
4. Commercial WECS and WECS arrays with no limit as to rated power output are permitted within the W-E zone provided a commercial WECS permit has been granted pursuant to the provisions of Section 18.41 of Ordinance No. 348.
5. The project consists of an existing WECS array and associated facilities such as pad-mounted transformers and underground distribution line leading into the grid for Southern California Edison.
6. The existing WECS array is surrounded by other WECS arrays and vacant land to the west, south, north and northeast, including scattered single family residential to the north and northeast, and an existing commercial solar array further to the west, all which are common land uses in the area.
7. Utilization of wind energy resources of Riverside County are a recognized and acceptable land use within Riverside County since 1982 when the initial general plan and zoning regulations for wind energy were adopted by the Board of Supervisors by Resolution No. 82-326.
8. The existing WECS array is consistent with the Development Standards and Development Criteria as provided in Section 17.3 and 18.41(D.), respectively, of Ordinance No. 348 in that:
 - i) Reductions in safety Setbacks and wind access setbacks are addressed with Variance No. 1667 previously approved in 1999 and 2003 due to the large rural lot sizes of the project site totaling 77 acres with no single family dwellings on immediate adjacent lots or within 1,200 feet of the project's property lines. Scenic Setbacks are in compliance since the seven (7) turbines are a minimum of 1,000 feet from Interstate 10 and greater than one quarter mile from State Highway 62. Additionally, the project complies with Section 17.3b(1) in that no building or structure is closer than 50 feet from any lot line
 - ii) Safety and security measures, such as fencing to prevent unauthorized access, are in place via the existing perimeter chain link fence. Guy wires are distinctly marked with the meteorological towers and warning signs are in place in English and Spanish at the base of each existing WECS tower and perimeter fence warning of electrical and other hazards (Conditions of Approvals 10.Planning.20 – Exist Fence and 10.Planning.21 - Warning Signs).
 - iii) Seismic Safety measures for the tower, foundation are in compliance with uniform building code per prior building permit issuance for the existing wind turbines.
 - iv) Fire Protection measures are in place such as, but not limited to, existing access driveways and three mile proximity to an existing fire station for emergency service.
 - v) Electrical Distribution facilities are in place connecting to the Buckwind Substation across Diablo Road / Oasis to the east with 12.5 kV underground cable where it is delivered to the Southern California Edison Company in conformance with uniform building codes and existing utility interconnection agreement.
 - vi) Interference with navigational systems is addressed in that no navigational clutter exists with current and modernized radar systems in the San Gorgonio Pass area.
 - vii) The existing wind turbines including foundation, tower, rotor system, electrical system, and rotor over speed have been previously certified and are in conformance with good engineering practices per prior building permit issuance and compliance with conditions of approval such

certify structure and certify mechanical with previous WECS Permit No. 33, Revised Permit No.1

- viii) Noise standards are complied with in that the prior acoustical analysis demonstrated no noise decibel levels dB(A) exceeding 55 dB(A).
 - ix) Electrical distribution lines are undergrounded up to the low voltage side of the transformer.
 - x) Height limits are complied with in the existing turbines are at 274 feet in height and do not exceed 500 feet in height.
 - xi) Color and finish of existing WECS are light gray with matte finish.
 - xii) Off-Street Vehicle Parking is provided along existing graveled service roads immediately adjacent the existing wind turbine row with 1 parking space per 2 employees in compliance with Section 18.41 of Zoning Ordinance No. 348. Due to 77 acre site with seven (7) existing wind turbines, only 1 or 2 employees are normally maintaining the site at any given time limiting the need for parking spaces.
9. The project has adequate access to paved roads including Lotker Lane (60 foot wide Right-of-Way), which is partially paved and improved.
10. The project is located within the sphere of influence of the City of Palm Springs. No comments have been received based on the county transmittal.
11. The project is located within the Upper Mission Creek/Big Morongo Canyon Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan. No new construction is proposed to the existing wind turbines, and the most recent wind turbine construction occurred prior to the conservation plan adoption in 2008.
12. Pursuant to State CEQA Guidelines Section 15301 (Existing Facilities – Class 1), project for an existing WECS array is categorically exempt from CEQA in that:
- i) Section 15301 provides that projects may be categorically exempt that entail the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures or facilities with negligible or no expansion of an existing use (Class 1). Examples include existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services. The project meets the criteria in that the project consists of an existing commercial WECS facility that provides electric power. The project will permit the existing use, the ongoing operation and maintenance of the existing WECS facility, and proposes no new construction or change to the scope or intensity of the operation. The project proposes a permit life of 15 years, expiring July 1, 2033.
 - ii) There are no applicable exceptions to the Section 15301 categorical exemption. There will be no significant cumulative impacts from successive projects of the same type in the same place, over time because the commercial WECS facilities are pre-existing and no new construction is proposed. There are also no unusual circumstances that apply to the project or property in question that would result in a reasonable possibility that the activity would have a significant effect on the environment. The project site is not located on a site included on any list compiled pursuant to Section 65962.5 of the Government Code and there are no historic resources located onsite or that will be affected by the project.

CONCLUSIONS:

1. The existing project is in conformance with the RD land use designation, and with all other elements of the Riverside County General Plan.
2. The existing WECS array is consistent with the Wind Energy (W-E) 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 existing project is compatible with the present and future logical development of the area.
5. The existing project will not have a significant effect on the environment.
6. The existing project is categorically exempt from CEQA in accordance with Section 15301 (Existing Facilities).

INFORMATIONAL ITEMS:

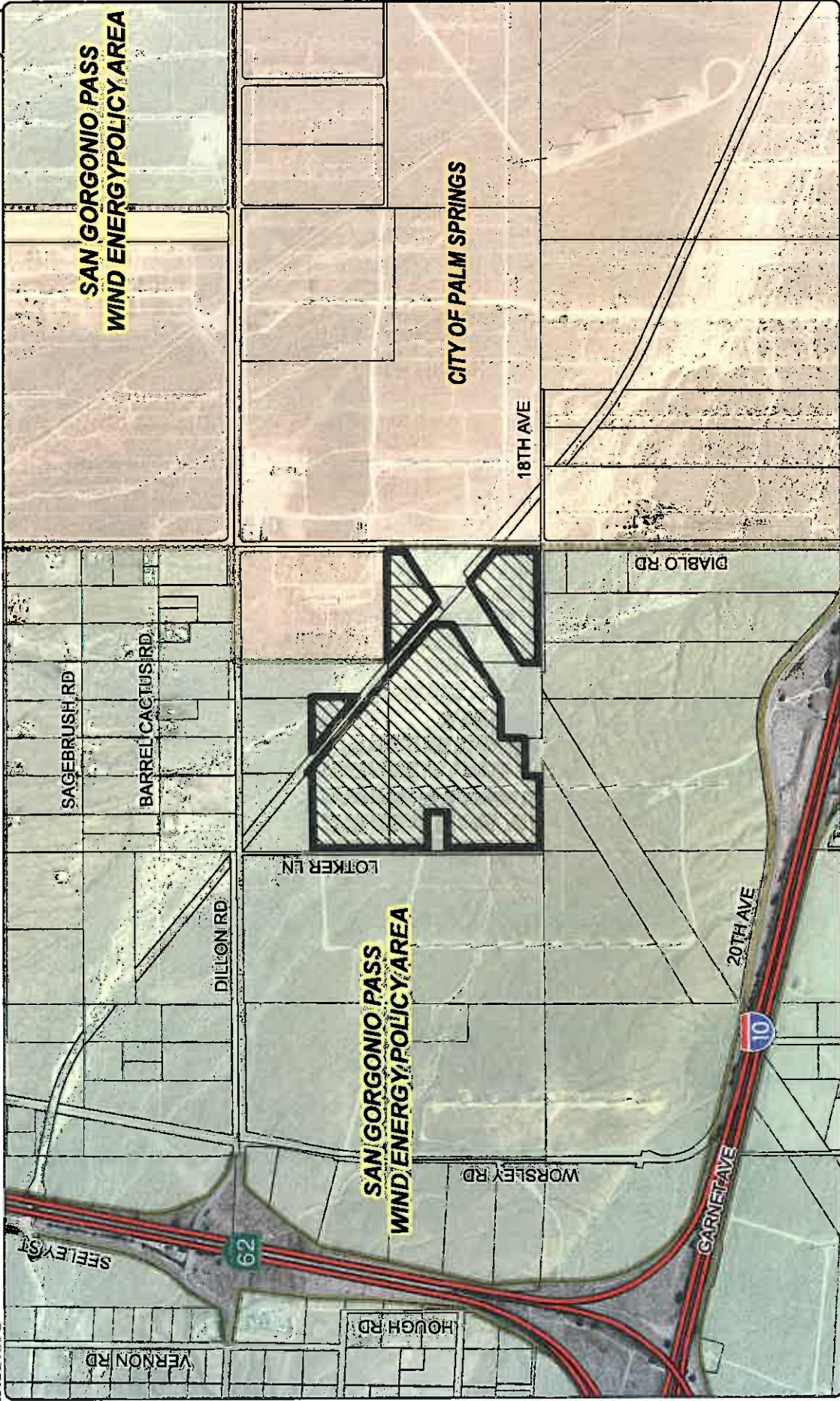
1. As of this writing (7/12/17), no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agriculture Preserve;
 - b. An Airport Influence Area;
 - c. A County Service Area;
 - d. A Redevelopment Area;
 - e. A County Fault Zone; or,
 - f. A Dam Inundation Area.
3. The project site is located within:
 - a. An Area of Liquefaction Potential (Moderate);
 - b. An Area Susceptible to Subsidence;
 - c. An Area of Low Potential for Paleontological Sensitivity;
 - d. A High to Moderate Fire Hazard Area (Ord. 787);
 - e. The San Geronio Pass Wind Energy Policy Area;
 - f. The Upper Mission Creek/Big Morongo Canyon Conservation Area;
 - g. Zone B, 41.83 miles from Mt. Palomar Observatory; and,
 - h. The Whitewater River shed.
4. The subject site is currently designated as Assessor's Parcel Numbers 668-250-022, 668-250-018, 668-260-052, 668-260-053, 668-260-054, 668-260-054, 668-260-054, 668-260-055, and 668-260-058.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
WCS00133**

Date Drawn: 06/30/2017
Vicinity Map

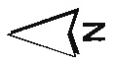
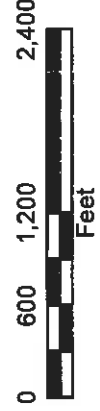
Supervisor: Ashley
District 5

VICINITY/POLICY AREAS



Author: Vinnie Nguyen

Zoning Dist: Pass & Desert



Revised: On October 7, 2003, the County of Riverside adopted a new General Plan identifying the land use designations for unincorporated Riverside County. The new General Plan may contain different types of land use data as provided for in the General Plan. The Planning Department office is Riverside at (951)925-2000 (Riverside County) or in Palm Desert at (760)943-9377 (Palm Desert) or Miramar at (760)943-9377 (Miramar).

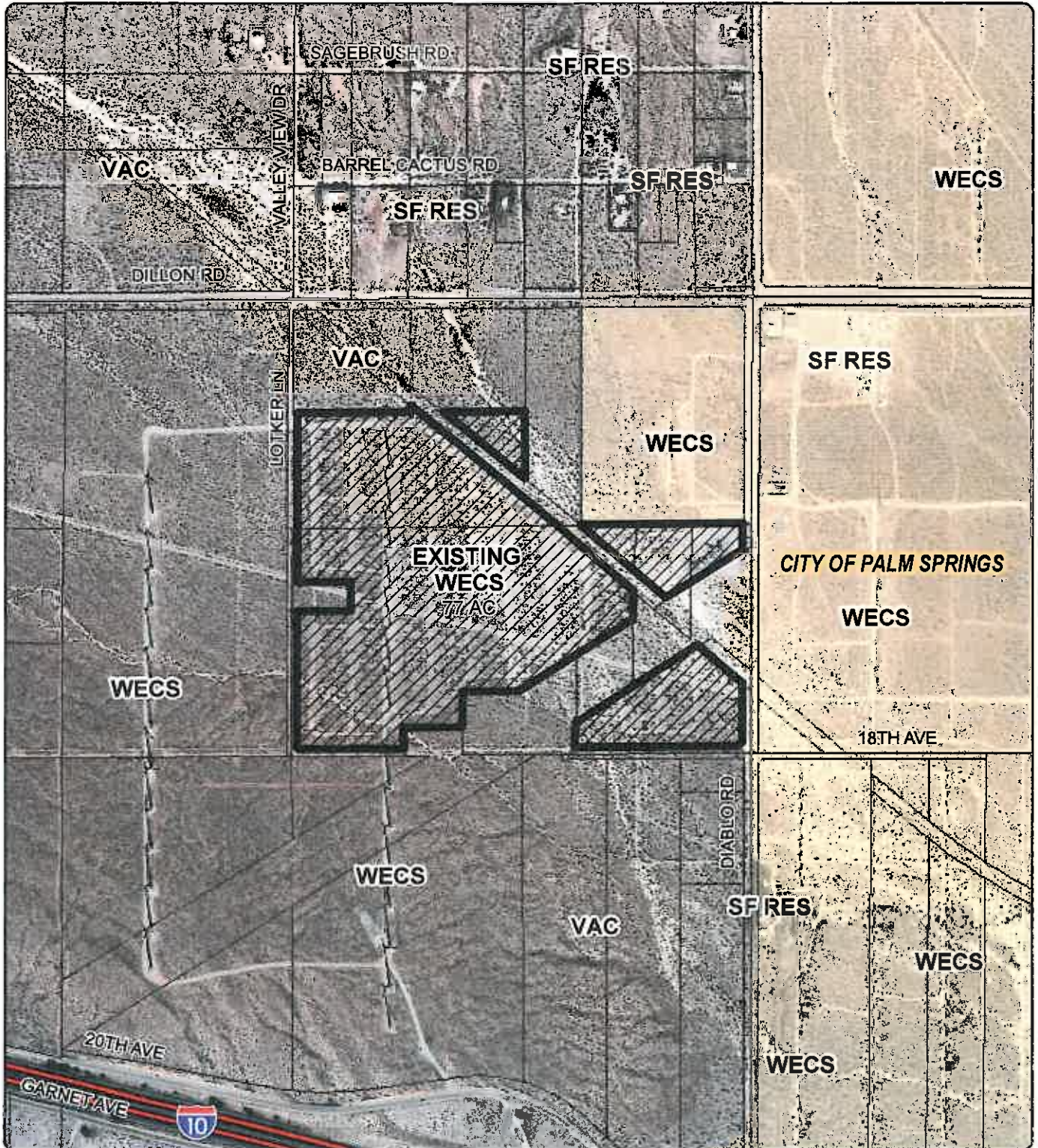
RIVERSIDE COUNTY PLANNING DEPARTMENT

WCS00133

LAND USE

Supervisor: Ashley
District 5

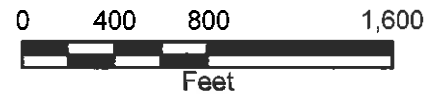
Date Drawn: 06/30/ 2017
Exhibit 1



Zoning Dist: Pass & Desert

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.rcinfo.org>



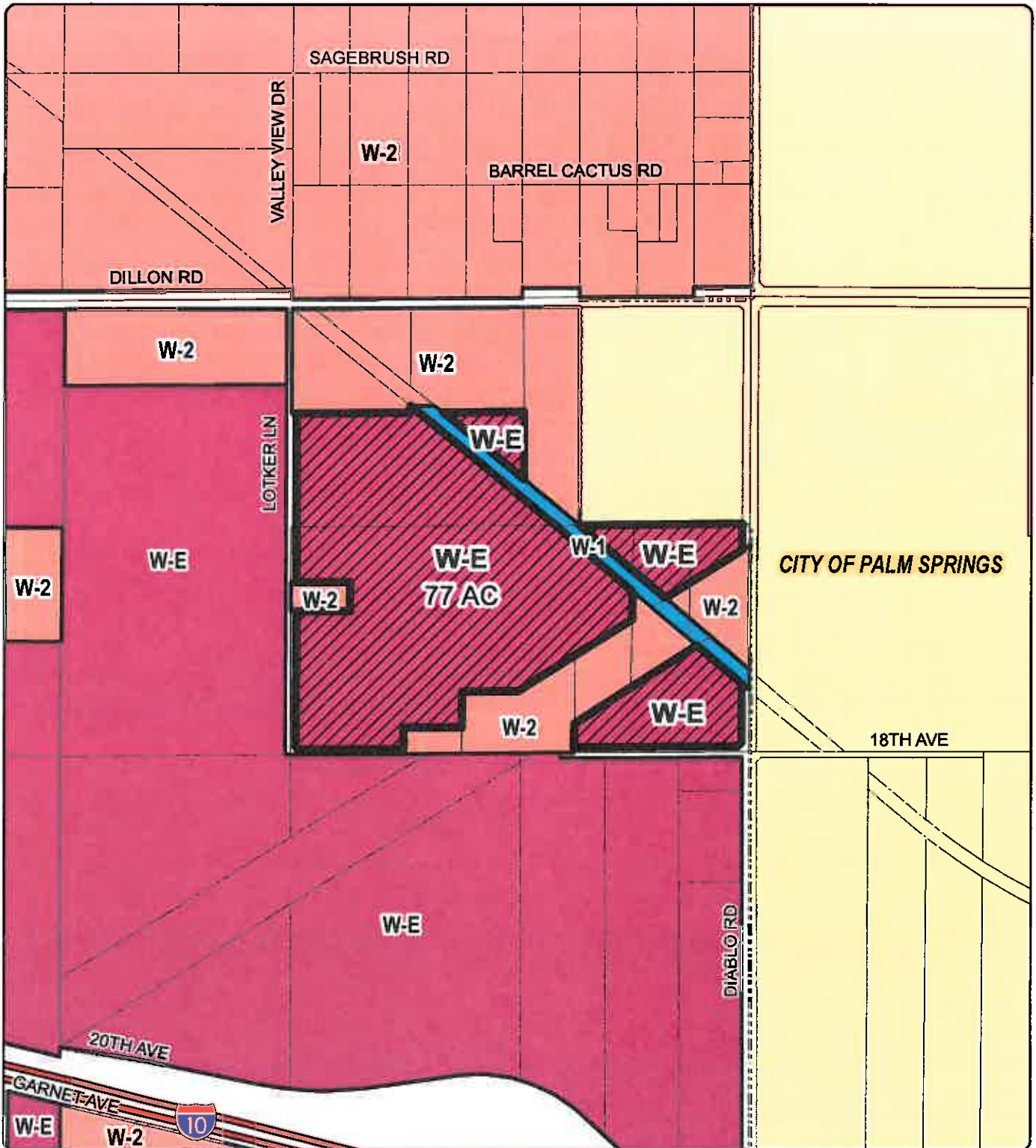
RIVERSIDE COUNTY PLANNING DEPARTMENT

WCS00133

EXISTING ZONING

Supervisor: Ashley
District 5

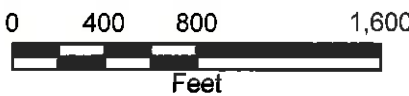
Date Drawn: 06/30/ 2017
Exhibit 2



Zoning Dist: Pass & Desert

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://palmnetrc.net/lma.org>



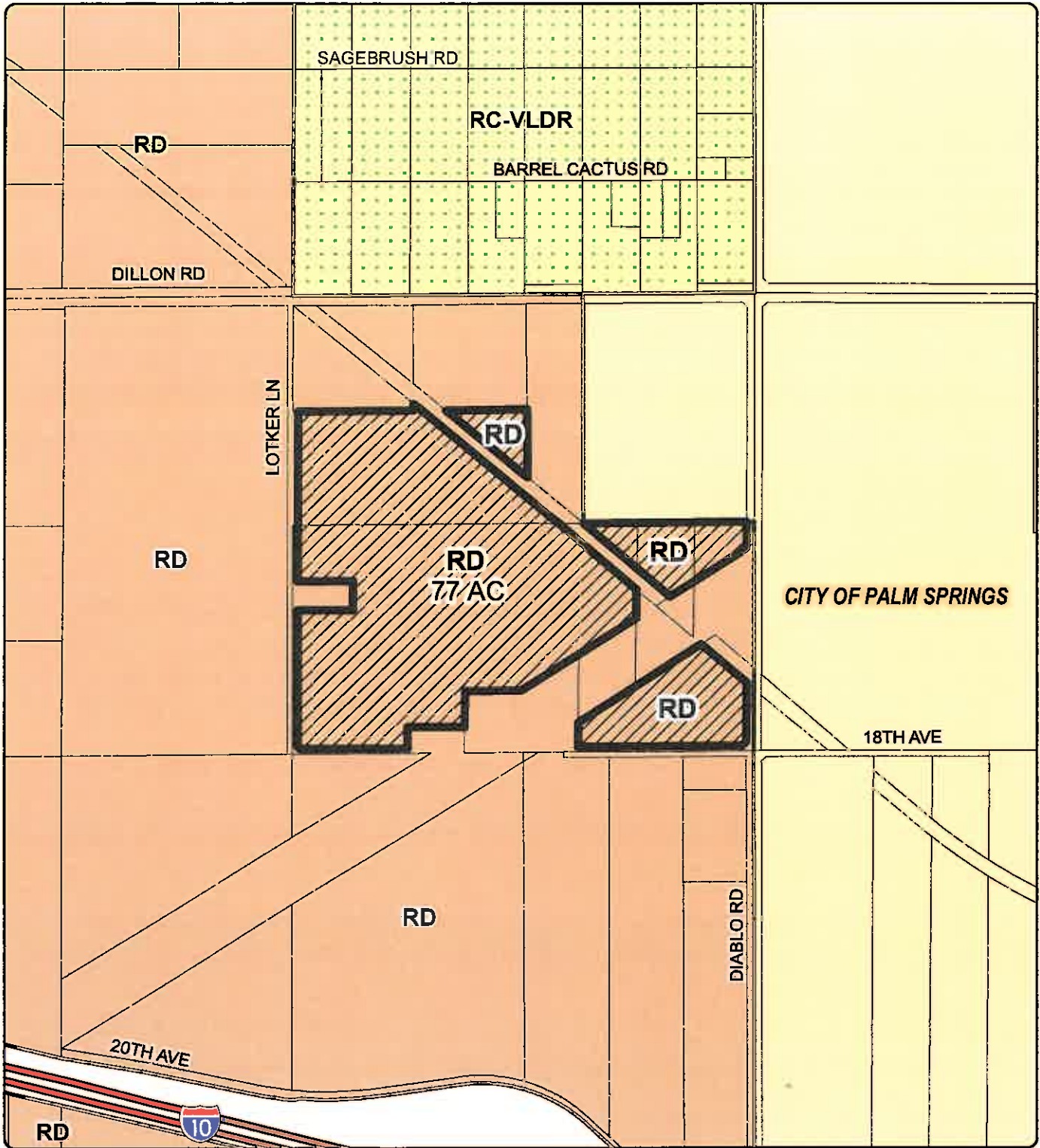
RIVERSIDE COUNTY PLANNING DEPARTMENT

WCS00133

EXISTING GENERAL PLAN

Supervisor: Ashley
District 5

Date Drawn: 06/30/ 2017
Exhibit 5



Zoning Dist: Pass & Desert

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)955-3260 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdmsa.org>

WECS Case #: WCS00133

Parcel: 668-250-022

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

WCS - 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 COMMERCIAL WECS 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 COMMERCIAL WECS 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 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. 2

WCS - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for an existing commercial wind energy conversion system (WECS) array consisting of seven (7) existing Vestas V47-660kW wind turbines up to 275 feet in height with related facilities such as pad mounted transformers, underground distribution line, and two (2) meteorological towers not to exceed 240 feet in height (one existing and one proposed meteorological tower). WCS No.

WECS Case #: WCS00133

Parcel: 668-250-022

10. GENERAL CONDITIONS

10. EVERY. 2 WCS - PROJECT DESCRIPTION (cont.) RECOMMND

133 will have a permit life of approximately 15 years to July 1, 2033. WCS 133 replaces WCS 33R1 which expired on July 19, 2014. No new construction is proposed to the existing wind turbines.

Variance Case No. 1667, which is related to this WECS permit and originally approved in 1999, continues the authorized modification to Section 18.41d of Ordinance No. 348 as follows:

- 1.Reduce the wind access setback requirement of 5 rotor diameters (paragraph d. (2)a of section 18.41) from the West perpendicular (upwind to the dominant wind direction) property line to the safety setback of 1.25 times the total overall WECS height;
- 2.Reduce the wind access setback requirement of 2.5 rotor diameters (paragraph d. (2)b of section 18.41) from the North and South parallel (crosswind to the dominant wind direction) property lines to the safety setback of 1.25 times the total overall WECS height;
- 3.Reduce the wind access setback requirements pursuant to paragraph d. (2)a & b of section 18.41 and the safety setback requirement pursuant to paragraph d. (1)e of section 18.41 for APN: 668-260-002 (W-2 Zone / Vacant) to a minimum safety and wind access setback requirement of 40 feet; and
- 4.Change the requirement for permit approval pursuant to paragraph d. (12)a to a commercial WECS permit shall not be granted unless the applicant demonstrates that the projected WECS noise level will be 55 dB(A) or less.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Commercial WECS Permit No. 133 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (site plan) dated 3/14/17 and Exhibit M (Maintenance Plan).

PLANNING DEPARTMENT

10.PLANNING. 1 WCS - COMPLY W/ORD /EXHIBITS RECOMMND

The development of the premises shall comply with Ordinance No. 348 standards and with all other applicable codes of

WECS Case #: WCS00133

Parcel: 668-250-022

10. GENERAL CONDITIONS

10.PLANNING. 1 WCS - COMPLY W/ORD /EXHIBITS (cont.) RECOMMND

the State of California and ordinances of Riverside County. The development of the premises shall be in conformance with the plans included within the APPROVED EXHIBIT A, on file in the office of the Riverside County Planning Department, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 WCS - REPLACE OR MODIFY WECS RECOMMND

Prior to any replacement or modification of any WECS, towers or related facilities (except other than regular maintenance items), written notice shall be given to the Planning Director and the Director of the Department of Building and Safety.

10.PLANNING. 5 WCS - NOTICE SERVING RECOMMND

All notices concerning this permit may be served by mail or in person on the following individual at the follow address:

Wintec Energy LTD
Frederick W. Noble
2045 E Tahquitz Canyon Way
Palm Springs CA 92262

The above-designated individual and served address may be changed from time to time, but the individual and served address shall remain located within the State of California. No such change shall be effective unless served by registered or certified mail on the Riverside County Planning Director.

10.PLANNING. 6 WCS - MAXIMUM WECS RECOMMND

A maximum total of seven (7) WECS and towers, consisting of Vestas V47 660kW WECS, shall be allowed under this commercial WECS permit.

10.PLANNING. 8 WCS - WECS & TOWER SPECS RECOMMND

The WECS and tower specifications approved under under this commercial WECS permit include the following:

a. WECS Manufacturer and Model Number: Vestas V47 660kW

WECS Case #: WCS00133

Parcel: 668-250-022

10. GENERAL CONDITIONS

10.PLANNING. 8 WCS - WECS & TOWER SPECS (cont.) RECOMMND

- b. Total Height (WECS blade tip at 12:00 position): 275'
- c. Rotor Diameter: 155'
- d. Rotor Orientation: Upwind
- e. Number of Blades: Three
- f. WECS Tower Design: Solid tubular
- g. Blade Design: No furling; tapered and twisted blades; airfoils designed to stall softly.

Any change or alteration in the above WECS and tower specifications will require approval of the Planning Department, pursuant to the appropriate procedures of Ordinance No. 348, prior to issuance of any building permits.

10.PLANNING. 9 WCS - 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. 10 WCS - LIGHTING HOODED & DIRECT RECOMMND

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

10.PLANNING. 12 USE - FAA RULES COMPLIANCE RECOMMND

This permit shall at all times comply with Federal Aviation Administration rules and regulations.

10.PLANNING. 16 WCS - ACCESS & OPERATIONS RECOMMND

On-going operation and maintenance traffic, associated with this commercial WECS permit, shall utilize off-site legal access, as approved by the Director of the Transportation Department. Construction, operation and maintenance traffic shall be restricted to the hours between 6:00 a.m. to 10:00 p.m., except as required for emergency maintenance to the WECS array, and shall not present public nuisance in regards to fugitive dust, noise and outdoor lighting.

WECS Case #: WCS00133

Parcel: 668-250-022

10. GENERAL CONDITIONS

10.PLANNING. 17 WCS - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard shall be constructed or maintained within the property subject to this permit.

10.PLANNING. 18 WCS - ADVERTISING LIMITS RECOMMND

No advertising sign or logo shall be placed or painted on any WECS, tower or foundation. No more than two (2) unlighted advertising signs, relating to the development shall be located on the project site; signs shall be rectangular in shape, shall not exceed fifteen (15) square feet in surface area and eight (8) feet in height. Prior to installation of any advertising signs, a building permit shall be obtained from the Department of Building and Safety.

10.PLANNING. 19 WCS - OPERATIONAL NOISE RECOMMND

The permittee shall comply with the following WECS permit operational noise standards:

a. The WECS shall not be operated so that noise is created exceeding an exterior level of 55 db(A). WECS shall not create sound pressure levels in excess of the development criteria contained in Section 18.41d of Ordinance No. 348. All questions regarding the true meaning of these noise and sound pressure level standards shall be referred to the Environmental Health Department's, Office of Industrial Hygiene (hereafter Health Department). In the event noise or sound pressure levels exceed the above standards, the WECS operator shall take the necessary steps to remedy the situation, which may include discontinued operation.

b. The Health Department shall investigate WECS noise and sound pressure level complaints while this permit remains within the unincorporated jurisdiction of Riverside County. The Health Department representative may enter the property to investigate any noise complaints upon reasonable notice. At the time of investigation, the operator of the WECS array may be required to temporarily discontinue the operation of as many WECS as needed within the array at no cost to any government agency in order to allow the Health Department representative to make reasonable field evaluations.

07/12/17
16:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

WECS Case #: WCS00133

Parcel: 668-250-022

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - EXIST PERIMETER FENCE RECOMMND

The existing six (6) foot high chain-link fence or equivalent fence and locking portals shall be maintained in good condition along the overall perimeter so as to prevent and discourage unauthorized entry at all times during the life of this WECS permit.

10.PLANNING. 21 USE - WARNING SIGNS RECOMMND

Warning of WECS electrical and other hazards, shall be maintained/posted on stationary positions of the WECS or its tower and at gated entry points to the project site, at a height of three to five feet above the ground. Warning signs shall be in English and Spanish.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT RECOMMND

The life of Commercial WECS Permit No. 133 shall terminate on July 1, 2033. This permit shall thereafter be null and void and of no effect whatsoever.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Wintec Energy Ltd., a California Corporation (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 668-250-018, 668-250-022, 668-260-052, 668-260-053, 668-260-054, 668-260-055 and 668-260-058 (“PROPERTY”); and,

WHEREAS, on March 14, 2017, PROPERTY OWNER filed an application for Wind Energy Conversion System No. 133 (“PROJECT”); and,

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

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

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

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

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

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

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

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

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

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

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. *Notices.* For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Wintec Energy, Ltd.
Attn: Frederick W. Noble
2045 E. Tahquitz Canyon Way
Palm Springs, CA 92262-7003

With a copy to:
Wintec Energy, Ltd.
Attn: Jeffrey S. Welton
2045 E. Tahquitz Canyon Way
Palm Springs, CA 92262-7003

7. *Default and Termination.* This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

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

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

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

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

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

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

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

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

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

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

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.


17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

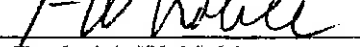
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 7/13/17

PROPERTY OWNER:
Wintec Energy, Ltd., a California Corporation

By: 
Frederick W. Noble
President

Dated: June 9, 2017

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On June 9, 2017 before me, Ami Ritter

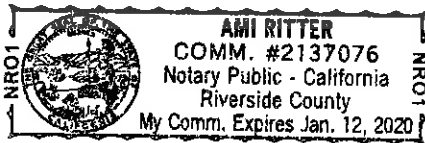
A Notary Public personally appeared Frederick W. Noble

who 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 upon behalf of which the person(s) acted, executed the instrument.

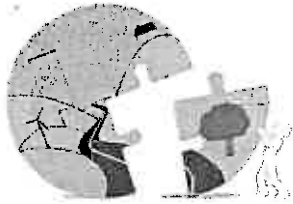
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ami Ritter



(Seal)



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR COMMERCIAL WIND ENERGY
CONVERSION SYSTEMS (WECS) PERMIT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION:

Applicant Name: WINTEC ENERGY, LTD.

Contact Person: FREDERICK W. NOBLE E-Mail: FWNOBLE@WINTECENERGY.COM

Mailing Address: 2045 E. TAHQUITZ CANYON WAY
Street
PALM SPRINGS CA 92262-7003
City State ZIP

Daytime Phone No: (760) 323-9490 EXT. 126 Fax No: (760) 323-0688

Engineer/Representative Name: WINTEC ENERGY, LTD.

Contact Person: JEFFREY S. WELTON E-Mail: JSWELTON@WINTECENERGY.COM

Mailing Address: 2045 E. TAHQUITZ CANYON WAY
Street
PALM SPRINGS CA 92262-7003
City State ZIP

Daytime Phone No: (760) 323-9490 EXT. 122 Fax No: (760) 323-0688

Property Owner Name: WINTEC ENERGY, LTD

Contact Person: FREDERICK W. NOBLE E-Mail: FWNOBLE@WINTECENERGY.COM

Mailing Address: 2045 E. TAHQUITZ CANYON WAY
Street
PALM SPRINGS CA 92262-7003
City State ZIP

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

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 COMMERCIAL WECS

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

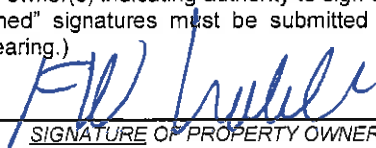
I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land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

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

WINTEC ENERGY, LTD.

PRINTED NAME OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

BY: 

SIGNATURE OF PROPERTY OWNER(S)
FREDERICK W. NOBLE, PRESIDENT

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): 668-250-022-3; 668-260-052-1; 668-260-058-7; 668-250-018-0
668-260-053-2; 668-260-054-3; 668-260-055-4

Approximate Gross Acreage: 77 ACRES

General location (nearby or cross streets): North of 18TH AVENUE, South of DILLON ROAD, East of LOTKER LANE, West of DAIBLO / OASIS ROAD.

APPLICATION FOR COMMERCIAL WECS

Proposal (describe the project):

EXTEND COMMERCIAL WECS PERMIT NO. 33, REVISED PERMIT NO. 1, SUBSTANTIAL CONFORMANCE NO. 2 (FTA#99-06) EXPIRATION DATE. NO PHYSICAL CHANGE TO PROJECT.

Indicate total rated power output of the WECS: 4,620 KW / 4.62 MW

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

If yes, provide Application No(s). **COMMERCIAL WECS PERMIT NO. 33, REVISED PERMIT NO. 1, SUBSTANTIAL CONFORMANCE NO. 2**
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) E.A. NUMBER 37590 EIR No. (if applicable): N / A

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

If yes, indicate the type of report(s) and provide a signed copy(ies): SEE WECS 33 FILE

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

Is this an application for a development permit? Yes No

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

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

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

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

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

APPLICATION FOR COMMERCIAL WECS

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.

WINTEC ENERGY, LTD.

Owner/Representative (1) **BY:** FW Noble Date 3/2/17
FREDERICK W. NOBLE, PRESIDENT

Owner/Representative (2) _____ Date _____

APPLICATION FOR COMMERCIAL WECS

PROJECT DESCRIPTION INFORMATION SHEET (Provide attached sheet(s) if necessary)	
1. Manufacturer(s) Name:	VESTAS AMERICAN WIND TECHNOLOGY
2. Wind Machine Model(s):	VESTAS V47-660KW
3. Physical Specification:	
a. Total height (Blade tip at 12 O'clock position):	274 FEET
b. Tower Height:	197 FEET
c. Rotor Diameter:	154 FEET
d. Minimum Blade Height above Ground or foundation platform (whichever is less - if WECS is located on an existing building, such as a roof, indicate total height of structure with WECS and roof clearance distance):	120 FEET
e. Weight of blades:	6,000 - 7,000 LBS. EACH
f. Total machine and tower weight (in tons):	80 - 86 TONS
g. Width of foundation:	13 - 14.5 FEET
h. Depth of foundation:	30 FEET
i. Height of foundation:	6 INCHES AGL
j. Weight of foundation:	N / A
k. Tower construction material(s):	TAPERED STEEL MONOPOLE
l. Blade construction material(s)	GLASS FIBER REINFORCED EPOXY
m. Internal bearing and turbine construction material(s):	STEEL
4. Machine Coloration:	
a. Color of tower:	OFF-WHITE (LIGHT GREY)
b. Color of turbine:	OFF-WHITE (LIGHT GREY)
c. Color of blade:	OFF-WHITE (LIGHT GREY)
5. Performance Specifications:	
a. Rotation speed (RPM):	24 - 29 RPM
b. Blade tip speed:	APPROX. 130 - 140 MPH
c. Cut in and out speed (if any):	CUT-IN: 9 MPH / CUT-OUT: 56 MPH
d. Rated power output (name plate or power curve):	660 KW
e. Rated wind speed:	APPROX. 30 MPH

APPLICATION FOR COMMERCIAL WECS

PROJECT DESCRIPTION INFORMATION SHEET (Provide attached sheet(s) if necessary)	
f. Rotor orientation: Horizontal or Vertical:	HORIZONTAL AXIS
g. Estimated useful life of machine:	25 - 30 YEARS
6. Noise generation characteristics:	
a. At rated power output (name plate or power curve):	SEE NOISE REPORT
b. Maximum speed:	SEE NOISE REPORT
7. Indicate type of overspeed control system:	FAIL-SAFE HYDRAULLIC BLADE FULL PITCH
8. Are any components certified by a recognized national testing laboratory (i.e., U.L., etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, please explain.	
9. Indicate the site preparation schedule with expected dates of WECS installation and whether or not the project will be broken into phases.	N / A - PROJECT CONSTRUCTION COMPLETED IN 2003.
10. Indicate potential distance of blade throw and probability of occurrence	ZERO; PROBABILITY VERY CLOSE TO ZERO.
11. Transmission System:	
a. Location point of interconnection with utility:	BUCKWIND SUBSTATION / ALTWIND SUBSTATION
b. Are additional transmission lines required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PROJECT ALREADY COMPLETED IN 2003
c. If new lines are required, indicate total length of extension:	N / A
d. If new lines required, attach an exhibit map indicating route:	N / A
12. Have you obtained easements for wind access from adjacent property owner(s)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, please note on site plan and attach any related documentation.)	
13. Security and Safety:	
a. What other safety devices are proposed (i.e., fencing, anti-climb devices, etc.)	PERIMETER FENCING TOWERS ARE LOCKED AND SECURE

Dust Control Plan Summarization

Commercial WECS Permit Number 33 REVISED PERMIT No. 2 (Section 8, T3S, R4E, SBBM)

I, Jeffrey S. Welton, certify that Wintec Energy, Ltd. is the Commercial WECS Permit Number 33, Revised Permit No. 2 applicant and that the Dust Control Plan was prepared for the property known as WECS 33 Project (Assessor's Parcel Numbers):

668-250-022-3; 668-260-052-1; 668-260-058-7; 668-250-018-0; 668-260-053-2; 668-260-054-3;
and 668-260-055-4

The Dust Control Plan studies the impacts of the WECS project in all its known aspects both on and off site regarding dust and blowsand control, and minimization of wind and water erosion pursuant to Riverside County Ordinance 348 and 484, the California Environmental Quality Act (CEQA), and the California Environmental Quality Act (CEQA), and the report format outlined here.

The specific measures which will be, and are agreed to be, implemented are summarized below and may be more particularly described as follows:

Construction Phase

Please note that the Construction Phase of Commercial WECS Permit No. 33, Revised Permit No. 1, Substantial Conformance No. 2 was completed in December 2003.

Operations Phase

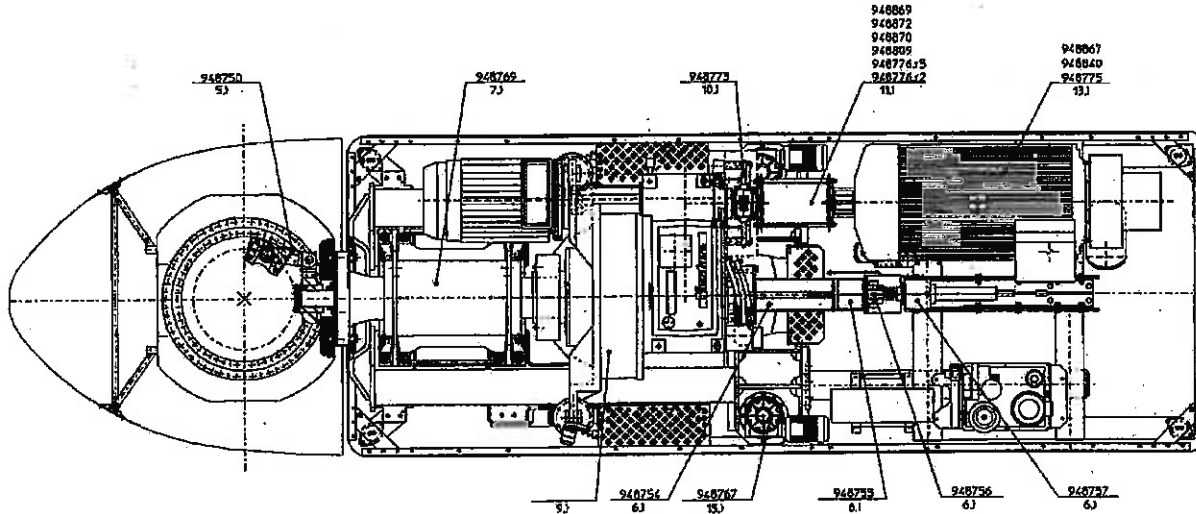
1. Unauthorized traffic will be restricted on site;
2. Vehicles will be restricted to **below** 15 mph on site (75% approximate control efficiency); and
3. Natural vegetation in the temporarily disturbed area around turbine bases will be allowed to regenerate from root systems left intact.

I understand the purpose of the above measures is to maintain air quality standards and to prevent a public dust and blowsand problem. I further agree that Riverside County may take necessary actions to abate any and all unlawful public nuisances caused by this WECS project.


Jeffrey S. Welton, COO

Date: 03/01/2017

**WCS133 (FORMERLY WCS033, R1, S2)
MAINTENANCE PLAN
FOR
VESTAS V47-660kW
WIND TURBINE GENERATOR**



- 1) The following information contained in this WCS133 Maintenance Plan have been in effect since the Commissioning Date (December 22, 2003) for the seven (7) Vestas V47-660kW wind turbine generators (“WTGs”) located in the San Gorgonio Pass, Riverside County, California on the APNs: 668250018, 668250022, 668260050, 668260051, and 668260052, as described below:
 - a) **SCHEDULED MAINTENANCE:** Beginning with the first 3-month preventative maintenance which occurred in March 2004, and then continuing every 6-Months and 12-Months thereafter, each Vestas V47-660kW WTG has received the required preventative maintenances pursuant to the Vestas V47-660kW Mechanical Operating and Maintenance Manual (Vestas Item No. 943050R.17) and Electrical Operating and Maintenance Manual (Vestas Item No. 941860.R23) and documenting each maintenance performed by using the attached Vestas V47-660kW WTG Inspection Record Form (Vestas Item No. 942290,V16). Please find attached a typical Inspection Record Form (see Exhibit “A”) for the Annual Maintenance that was completed on 01/23/2017 for one of the Vestas V47-660kW WTGs located on WCS133.
 - b) **REPAIRS:** During any Scheduled Maintenances performed pursuant to paragraph 1 a) above, should any mechanical or electrical component be below Vestas V47-660kW operating tolerances or need further investigation, any such component shall be repaired according to appropriate section(s) of the Vestas V47-660kW Mechanical Operating and Maintenance Manual (Vestas Item No. 943050R.17) or Electrical Operating and Maintenance Manual (Vestas Item No. 941860.R23).

- 2) The following is a table that shows the Scheduled Maintenances that have been completed from 12/22/2003 through 01/23/2017 and the proposed Scheduled Maintenances to be performed 07/01/2017 through 01/31/2034:

YEAR	Vestas V47-660kW WTG:			Year Service Interval	
	3-Month	6-Month	12-Month	6-Month	12-Month
1	03/08/2004	06/29/2004	01/11/2005	0.5	1.0
2	Please Note: This Scheduled Maintenance is only performed once after the first 3-months of operation after the Commissioning Date.	07/12/2005	01/06/2006	1.5	2.0
3		07/14/2006	02/12/2007	2.5	3.0
4		10/01/2007	03/03/2008	3.5	4.0
5		08/19/2008	01/12/2009	4.5	5.0
6		07/13/2009	01/07/2010	5.5	6.0
7		07/20/2010	01/10/2011	6.5	7.0
8		06/27/2011	01/16/2012	7.5	8.0
9		06/07/2012	01/22/2013	8.5	9.0
10		07/09/2013	01/21/2014	9.5	10.0
11		08/12/2014	02/02/2015	10.5	11.0
12		10/09/2015	03/04/2016	11.5	12.0
13		07/18/2016	01/23/2017	12.5	13.0
14		07/17/2017	01/22/2018	13.5	14.0
15		07/16/2018	01/21/2019	14.5	15.0
16		07/15/2019	01/20/2020	15.5	16.0
17		07/13/2020	01/18/2021	16.5	17.0
18		07/12/2021	01/17/2022	17.5	18.0
19		07/11/2022	01/16/2023	18.5	19.0
20		07/17/2023	01/22/2024	19.5	20.0
21		07/22/2024	01/20/2025	20.5	21.0
22		07/21/2025	01/19/2026	21.5	22.0
23		07/20/2026	01/18/2027	22.5	23.0
24		07/19/2027	01/17/2028	23.5	24.0
25		07/17/2028	01/22/2029	24.5	25.0
26		07/23/2029	01/21/2030	25.5	26.0
27		07/22/2030	01/20/2031	26.5	27.0
28		07/21/2031	01/19/2032	27.5	28.0
29		07/19/2032	01/24/2033	28.5	29.0
30		07/18/2033	01/23/2034	29.5	30.0

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 30, 2017,

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

APN (s) or case numbers WCS00133 For

Company or Individual's Name RCIT - GIS,

Distance buffered ½ MILE

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

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

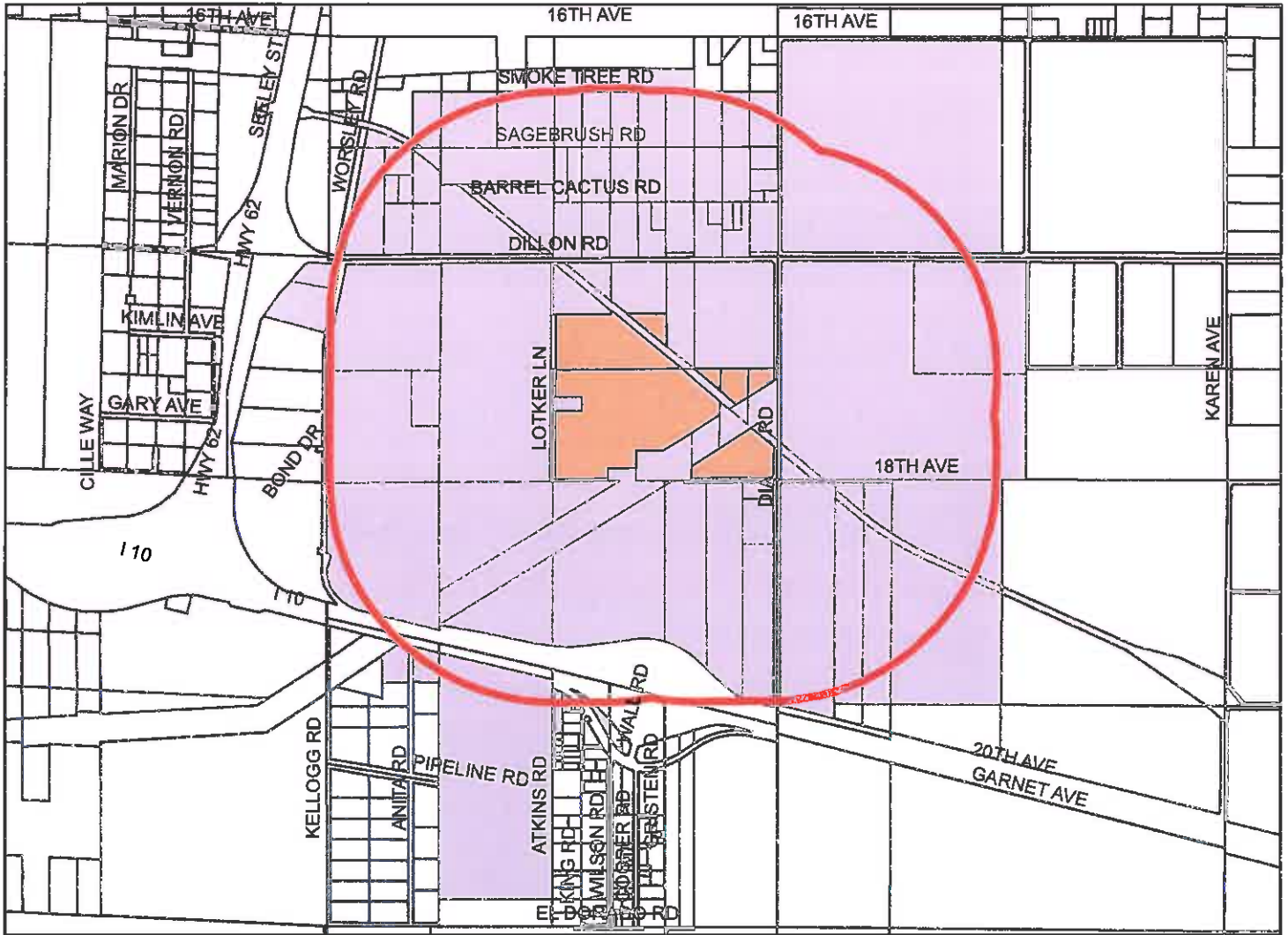
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

WCS00133 (1/2 mile buffer)



Selected Parcels

668-350-010	668-230-002	668-400-016	668-400-027	668-360-032	668-280-007	668-280-016	668-280-017	668-240-007	668-240-017
668-250-007	668-250-008	668-220-014	668-240-014	668-240-012	668-270-010	668-212-007	668-240-021	668-240-013	668-250-004
668-360-011	668-240-001	668-250-009	668-240-010	668-240-002	668-240-003	668-220-020	668-320-014	668-220-013	668-360-012
668-212-006	668-240-019	668-240-024	668-230-011	668-230-012	668-220-018	668-240-023	668-240-015	668-212-012	668-220-019
668-240-022	668-240-008	668-220-015	668-400-020	668-400-023	668-400-025	668-230-009	668-220-017	668-240-011	668-240-026
668-220-025	668-360-014	668-230-010	668-212-013	668-250-023	668-320-009	668-320-010	668-320-012	668-320-013	668-320-016
668-320-017	668-320-018	668-320-019	668-320-020	668-320-021	668-320-022	668-331-001	668-332-009	668-230-004	668-230-007
668-400-004	668-400-005	668-240-025	668-220-016	668-250-012	668-200-018	668-360-022	668-240-006	668-230-006	668-260-056
668-211-016	668-230-013	668-230-014	668-250-015	668-260-034	668-280-010	668-400-010	668-240-005	668-220-024	668-220-031
668-260-027	668-260-030	668-260-036	668-260-037	668-240-020	668-240-004	668-230-008	668-200-019	668-230-005	668-212-016
668-240-016	668-250-005	668-250-020	668-250-018	668-250-022	668-250-026	668-260-002	668-260-052	668-260-053	668-260-054
668-260-055	668-260-058								



1,750 875 0 1,750 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: 668200018, APN: 668200018
DAN VANDORPE, ETAL
16610 CAMILIA AVE
TUSTIN CA 92782

ASMT: 668220013, APN: 668220013
LETICIA HERRERA, ETAL
65974 ESTRELLA AVE
DSRT HOT SPG CA 92240

ASMT: 668200019, APN: 668200019
UNITED PENTECOSTAL CHURCH
P O BOX 569
DSRT HOT SPG CA 92240

ASMT: 668220014, APN: 668220014
CATHERINE ENBODY
61612 SAGEBRUSH
NORTH PALM SPRINGS CA 92258

ASMT: 668212006, APN: 668212006
GUIDO DELLA MARNA
668 MARR ST
VENICE CA 90291

ASMT: 668220015, APN: 668220015
LAMPMAN RUTH NINA ESTATE OF
C/O ARNOLD LAMPMAN
1531 N SANTA ANITA AVE
ARCADIA CA 91006

ASMT: 668212007, APN: 668212007
JOHN MELISSA, ETAL
13020 WOODCREST LN
CHESTERLAND OH 44026

ASMT: 668220016, APN: 668220016
CARTER WILLIAMS, ETAL
2812 3RD AVE
LOS ANGELES CA 90018

ASMT: 668212012, APN: 668212012
MARAL TATARIAN, ETAL
6881 AVD DE SANTIAGO
ANAHEIM HILLS CA 92807

ASMT: 668220017, APN: 668220017
LORI PATRICK BLACK
P O BOX 580266
N PALM SPRINGS CA 92258

ASMT: 668212013, APN: 668212013
MISSION SPRINGS WATER DIST
66575 2ND ST
DESERT HOT SPRINGS CA 92240

ASMT: 668220018, APN: 668220018
GARY JACOBS, ETAL
C/O GARY JACOBS
PO BOX 774
MORONGO VALLEY CA 92256

ASMT: 668212016, APN: 668212016
CHARLES QUINN, ETAL
14762 HARPER ST
MIDWAY CITY CA 92655

ASMT: 668220019, APN: 668220019
JOHN COTTON
61895 SMOKETREE RD
NORTH PALMS SPRINGS CA 92258

ASMT: 668220025, APN: 668220025
MARIA PEREZ
7516 BELL AVE
LOS ANGELES CA 90001

ASMT: 668230012, APN: 668230012
PATRICIA WOLSIEFFER, ETAL
14644 HOMEWARD ST
LA PUENTE CA 91744

ASMT: 668230002, APN: 668230002
BRANSON SNIDER, ETAL
14930 VENTURA BLV NO 200
SHERMAN OAKS CA 91403

ASMT: 668240001, APN: 668240001
LILIA SANCHEZ, ETAL
9174 EVERGREEN DR
CYPRESS CA 90630

ASMT: 668230005, APN: 668230005
VIVIAN DRAYTON
1244 LUCIO LN
SACRAMENTO CA 95822

ASMT: 668240002, APN: 668240002
FLOYD JOHNSON
8511 2 PERSHING AVE
PEORIA AZ 85381

ASMT: 668230006, APN: 668230006
ROBIN WINKLE, ETAL
77584 BARONS CIR
PALM DESERT CA 92211

ASMT: 668240003, APN: 668240003
MARIA YANEZ, ETAL
50762 AVENIDA ADOBE
COACHELLA CA 92236

ASMT: 668230008, APN: 668230008
THOMAS STRINGER, ETAL
C/O TOM STRINGER
3910 CALLE ARIANA
SAN CLEMENTE CA 92672

ASMT: 668240004, APN: 668240004
THOMAS TAYLOR, ETAL
P O BOX 580134
NORTH PALM SPRINGS CA 92258

ASMT: 668230009, APN: 668230009
LINDA VALDEZ
19291 COTTONWOOD RD
DSRT HOT SPG CA 92241

ASMT: 668240005, APN: 668240005
CAROLINE MEZRAHI, ETAL
P O BOX 2399
RANCHO MIRAGE CA 92270

ASMT: 668230010, APN: 668230010
MICHAEL DOYLE
9420 EKWANOK
DSRT HOT SPGS CA 92240

ASMT: 668240006, APN: 668240006
ANTONIETTA VOLK, ETAL
PO BOX 1017
BLAIRSVILLE GA 30514

ASMT: 668240007, APN: 668240007
CARLTON BRASTAD
P O BOX 903
THOUSAND PALMS CA 92276

ASMT: 668240015, APN: 668240015
JEROME HEBERGER
1101 KING CIR
ANAHEIM CA 92605

ASMT: 668240008, APN: 668240008
JUAN VILLALOBOS
65463 KESTREL CT
DESERT HOT SPRINGS CA 92240

ASMT: 668240016, APN: 668240016
LILLIAN RICHTER, ETAL
11700 WESTERN AVE
DSRT HOT SPG CA 92240

ASMT: 668240010, APN: 668240010
FIDEL DURAN
1929 LAWRENCE ST
PALM SPRINGS CA 92264

ASMT: 668240017, APN: 668240017
CARLTON BRASTAD
P O BOX 580124
NORTH PALM SPRINGS CA 92258

ASMT: 668240011, APN: 668240011
MARIA TEJADA, ETAL
P O BOX 580182
N PALM SPG CA 92258

ASMT: 668240020, APN: 668240020
STEVEN KING
P O BOX 580367
N PALM SPRINGS CA 92258

ASMT: 668240012, APN: 668240012
LUCILLE LAFON, ETAL
P O BOX 3243
BIG RIVER CA 92242

ASMT: 668240021, APN: 668240021
IRINI ARGYROS, ETAL
2813 MONOGRAM AVE
LONG BEACH CA 90815

ASMT: 668240013, APN: 668240013
STEVEN LESKERA, ETAL
C/O STEVEN LESKERA
P O BOX 580171
NORTH PALM SPRINGS CA 92258

ASMT: 668240022, APN: 668240022
ERIKA FLORES, ETAL
P O BOX 411
CATHEDRAL CY CA 92235

ASMT: 668240014, APN: 668240014
CHARLES WALLING
4112 SYCAMORE DRIVE
SAN DIEGO CA 92105

ASMT: 668240023, APN: 668240023
PATRICIA DIAZ, ETAL
C/O ELIAS DIAZ
531 E PROCTOR
WILMINGTON CA 90744

ASMT: 668240024, APN: 668240024
HEIDI HART
1925 WOODLYN RD
PASADENA CA 91104

ASMT: 668250020, APN: 668250020
JAY ROSENTHAL, ETAL
C/O WPP 1993 PROP TAX DEPT PSX/JB
700 UNIVERSE BLV
JUNO BEACH FL 33408

ASMT: 668240025, APN: 668240025
JOSEPHINE VALDEZ, ETAL
10133 ALBURTIS AVE
SANTA FE SPRINGS CA 90670

ASMT: 668260037, APN: 668260037
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 668240026, APN: 668240026
LYDIA RINGWALD
P O BOX 2364
LAGUNA HILLS CA 92654

ASMT: 668260055, APN: 668260055
WINTEC ENERGY LTD
2045 E TAHQUITZ CANYON
PALM SPRINGS CA 92262

ASMT: 668250004, APN: 668250004
PATSY IKARD, ETAL
41862 RD NO 128
OROSI CA 93647

ASMT: 668270010, APN: 668270010
D LAND CO, ETAL
1090 N PALM CANYON NO A
PALM SPRINGS CA 92262

ASMT: 668250005, APN: 668250005
WIND TURBINE EQUIPMENT CO
2045 E TAHQUITZ CYN WAY
PALM SPRINGS CA 92262

ASMT: 668280017, APN: 668280017
BUCK ENERGY
C/O DAVID G BUCK
10580 N MCCARRAN STE 115
RENO NV 89503

ASMT: 668250008, APN: 668250008
CARMEN CORNEJO
66055 GRANADA AVE
DSRT HOT SPG CA 92240

ASMT: 668320014, APN: 668320014
FREDERICK NOBLE
2045 E TAHQUITZ CANYON WAY
PALM SPRINGS CA 92262

ASMT: 668250012, APN: 668250012
JULIE ASPIRAS, ETAL
C/O VELUR PROPERTIES
P O BOX 56867
SHERMAN OAKS CA 91413

ASMT: 668332009, APN: 668332009
MOUNTAIN VIEW POWER PARTNERS III
C/O PPM ENERGY INC
1125 NW COUCH NO 700
PORTLAND OR 97209

ASMT: 668350010, APN: 668350010
SUHSIEN WU, ETAL
15328 LILLIAN PL
HACIENDA HEIGHTS CA 91745

ASMT: 668400010, APN: 668400010
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 668360011, APN: 668360011
ORALIA BAILEY, ETAL
P O BOX 580814
N PALM SPRINGS CA 92258

ASMT: 668400025, APN: 668400025
DIANE HOST, ETAL
C/O SOLOMON GRESEN
15910 VENTURA BL STE 1610
ENCINO CA 91436

ASMT: 668360012, APN: 668360012
GERARDO MONTOYA
P O BOX 3412
PALM SPRINGS CA 92263

ASMT: 668400027, APN: 668400027
ARTHUR GRESEN
4319 SALAMANCA CIR
LAS VEGAS NV 89121

ASMT: 668360014, APN: 668360014
MICHAEL BALIAN
68307 E PALM CANYON DR
CATHEDRAL CITY CA 92234

ASMT: 668360022, APN: 668360022
LEON DELACRUZ, ETAL
C/O LEON DELACRUZ
68809 C ST APT C
CATHEDRAL CITY CA 92234

ASMT: 668360032, APN: 668360032
ALBERT SAAVEDRA, ETAL
699 600 OAK MOUNTAIN DR
SUSANVILLE CA 96130

ASMT: 668400005, APN: 668400005
PALM INV GROUP
C/O SK MADAN
P O BOX 24066
LOS ANGELES CA 90024



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 77588 El Duna Ct
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92211
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Commercial WECS Permit No. 133

Project Location: In the unincorporated area of Riverside County, more specifically located north of Interstate 10, west of Diablo Rd.

Project Description: COMMERCIAL WECS PERMIT NO. 133 ("WCS No. 133") is for an existing commercial wind energy conversion system (WECS) array consisting of seven (7) existing Vestas V47-660kW wind turbines not to exceed approximately 275 feet in height, with related facilities such as pad mounted transformers, an underground distribution line, and two (2) meteorological towers not to exceed 240 feet in height (one existing and one proposed meteorological tower). WCS No. 133 will have a permit life of approximately 15 years, expiring on July 1, 2033.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Wintec Energy LTD P.O. Box 457 North Palm Springs, CA 92258

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Pursuant to State CEQA Guidelines Section 15301 (Existing Facilities – Class 1), project for an existing WECS array is categorically exempt from CEQA in that:

i) Section 15301 provides that projects may be categorically exempt that entail the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures or facilities with negligible or no expansion of an existing use (Class 1). Examples include existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services. The project meets the criteria in that the project consists of an existing commercial WECS facility that provides electric power. The project will permit the existing use, the ongoing operation and maintenance of the existing WECS facility, and proposes no new construction or change to the scope or intensity of the operation. The project proposes a permit life of 15 years, expiring July 1, 2033.

ii) There are no applicable exceptions to the Section 15301 categorical exemption. There will be no significant cumulative impacts from successive projects of the same type in the same place, over time because the commercial WECS facilities are pre-existing and no new construction is proposed. There are also no unusual circumstances that apply to the project or property in question that would result in a reasonable possibility that the activity would have a significant effect on the environment. The project site is not located on a site included on any list compiled pursuant to Section 65962.5 of the Government Code and there are no historic resources located onsite or that will be affected by the project.

Jay Olivas, Project Planner 760-863-8271
County Contact Person Phone Number

Signature Project Planner Title July 5, 2017 Date

Date Received for Filing and Posting at OPR: _____

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1703226

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: WINTEC ENERGY LTD \$50.00
paid by: CK 5094
EA43005 WCS00133
paid towards: CFG06374 CALIF FISH & GAME: DOC FEE
at parcel: 61505 DILLON RD DHSP
appl type: CFG3

By _____ Mar 14, 2017 13:38
MGARDNER posting date Mar 14, 2017

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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