RIVERSIDE COUNTY
PLANNING DEPARTMENT

9:00 AM **SEPTEMBER 6, 2017**

AGENDA

REGULAR MEETING

RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
First Floor Board Chambers
4080 Lemon Street, Riverside, CA 92501

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

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 PARCEL MAP NO. 32885** – Applicant: BBG KRG, Inc. – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Community Center (CD-CC) (5-40 DU/AC) (0.10-0.3 FAR) – Location: Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road – 477.45 Gross Acres – Zoning: Specific Plan (SP353) – Approved Project Description: Schedule "E" Subdivision of 477.45 acres into 19 developable projects – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 32885, extending the expiration date to June 22, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

1.2 **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29762** – Applicant: Dickinson Investment, LP – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Rural: Rural Mountainous (R-RM) (10 Acres Minimum) – Location: Northerly of Butterfly Drive and easterly of Basil Lane – 39.23 Gross Acres – Zoning: Controlled Development (W-2) – Approved Project Description: Schedule "B" Subdivision of 39.23 acres into 21 residential lots, with 19, 0.5 acre minimum lot in the areas designated as Rural Community – Low Density Residential (RC-LDR), and with 2, 10 acre minimum lot in the areas designated Rural: Rural Mountainous (R-RM) – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 29762, extending the expiration date to June 11, 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. 33180** – Applicant: Dale Thomas Upton – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Central Avenue, easterly of Ramona Avenue, southerly of Nuevo Road, and westerly of Rosary Avenue – 5.11 Gross Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule "B" Subdivision of 5.11 gross aces into eight (8) residential lots with a minimum lot size of 20,000 net sq. ft. – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33180, extending the expiration date to November 27, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

1.4 **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 35408** – Applicant: MMR & Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Avenue 55, southerly of Avenue 54, easterly of Harrison Street, and westerly of Shady Lane – 20 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC) – Approved Project Description: Schedule "E" Subdivision of 20 acres into 14 industrial lots with parcel sizes ranging from 1.2 gross acres to 2.2 gross acres – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 35408, extending the expiration date to June 27, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

1.5 **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32989** – Applicant: Highgrove Property Owner, LLC – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Easterly of Mount Vernon and northerly of Center Street – 10.04 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule "A" Subdivision of 10.04 acres into 27 single family residential lots and two (2) open space lots for a paseo connection and water detention – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32989, extending the expiration date to June 27, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

1.6 **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29098** – Applicant: WSI Holdings, LLC c/o Mike Byer – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 ac min.) – Rural Community: Very Low Density Residential (RC-VLDR) (1 ac min.) – Rural Community: Low Density Residential (RC-LDR) (1/2 ac min.) – Location: Northerly of Keller Road, southerly of Via Las Rosas, easterly of Leon Road, westerly of Kooden Road – 81.4 Acres – Zoning: Residential Agricultural (R-A) – Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule "B" Subdivision of 81.4 acres into 39 residential lots with a minimum lot size of 20,000 sq. ft., four (4) open space lots, one (1) 1.3-acre detention basin, and one (1) 34.4 acre MSHCP conservation area – **REQUEST**: Second Extension of Time Request for Tentative Tract Map No. 29098**,** extending the expiration date to October 17, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.7 **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32585** – Applicant: Sunwoon Lakeview LLC c/o Dana Kuhn – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southwesterly of Grand Avenue, southeasterly of Dreycott Way, and northwesterly of Jamieson Street – 46.7 Acres – Zoning: One-Family Dwellings (R-1) – General Residential (R-3) – Approved Project Description: Schedule "A" Subdivision of 46.7-gross acres into 138 residential lots with a minimum lot size of 7,200 sq. ft., a 1.7-gross acre park site, a 30,927 sq. ft. pocket park site, a 0.38 acre water quality basin, and three (3) Open Space lots. The proposed subdivision is to be developed in three (3) phases – **REQUEST**: Second Extension of Time Request for Tentative Tract Map No. 32585 extending the expiration date to October 17, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.8 **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30806** – Applicant: SR Conestoga c/o Jim Lytle – 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) (5-8 du/ac) – Location: Northerly of Norma Way, southerly of Domenigoni Parkway, and easterly of Leon Road – 84.3 Acres – Zoning: Specific Plan No. 293, Planning Area 46 (S-P) – Approved Project Description: Schedule "A" Subdivision of 84.3 acres into 192 residential lots and seven (7) open space lots – **REQUEST**: Fourth Extension of Time Request for Tentative Tract Map No. 30806, extending the expiration date to September 22, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.9 **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29327** – Applicant: Psomas c/o Jason Holt – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of US Highway 74, southerly of Watson Road, easterly of Pierson Road, and westerly of Leon Road – 21.1 Acres – Zoning: Specific Plan No. 260 – Approved Project Description: Subdivision of 21.1 Gross Acres into 78 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST**: First Extension of Time Request for Tentative Tract Map No. 29327, extending the expiration date to April 4, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.10 **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31820** – Applicant: Peter Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) Location: Northerly of Anna Lyn Lane, easterly of Branson Lane, southerly of Western View Drive, and westerly of Leon Road – 4.92 Acres – Zoning: Rural Residential (R-R) **–** Approved Project Description: Subdivide 4.92 acres into 17 single family residential lots and one (1) open space lot for water quality **– REQUEST**: Second Extension of Time Request for Tentative Tract Map No. 31820, extending the expiration date to May 2, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.11 **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29328** – Applicant: Romoland Watson 206, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Community Development: Business Park (CD-BP) (0.25-0.60 FAR) – Location: Northerly of US Highway 74, southerly of Triple Crown Road, easterly of Pierson Road, westerly of Leon Road – 19.32 Acres – Zoning: Specific Plan No. 260 (Menifee North) – Approved Project Description: Subdivide 19.32 net acres into 74 single family residential lots with a minimum lot size of 7,200 sq. ft. and one (1) detention basin. The project also includes a 12-foot wide community trail located within the State Highway 74 right-of-way – **REQUEST**: First Extension of Time Request for Tentative Tract Map No. 29328, extending the expiration date to July 11, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.12 **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32819** – Applicant: Steve Converse, AIA – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture (AG) (10 ac min.) – Location: Southeasterly of Rancho California Road, easterly of Via Del Ponte, southerly of Monte De Oro Road – 84.69 Acres – Zoning: Citrus/Vinyard (C/V) – Wine Country – Winery (WC-W) – Approved Project Description: Schedule "D" Subdivision of 84.69 gross acres into 12 clustered residential lots with a 1.5 acre minimum. Additionally, the project proposes one 20.06-acre commercial winery lot, and three (3) production lots totaling 31.56 gross acres – **REQUEST**: First Extension of Time Request for Tentative Tract Map No. 32819, extending the expiration date to January 30, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.13 **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32394** – Applicant: Trip Hord Associates c/o Trip Hord – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Simpson Road, southerly of BNSF Railroad, easterly of Fressia

Drive, and westerly of Beeler Road – 39.83 Acres – Zoning: Planned Residential (R-4) – Approved Project Description: Schedule "A" Subdivision of 39.83 acres into 166 residential lots, removing the previous requirement on TR32394 to participate in a Community Facilities Districts (CFD), adding two (2) basins, and adding additional drainage/open space features on-site and offsite – **REQUEST**: Second Extension of Time Request for Tentative Tract Map No. 32394, extending the expiration date to August 29, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.14 **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30760** – Applicant: Peter Pitassi – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Beardsley Road, southerly of De Palma Road, easterly of Glen Eden Road, and westerly of Horsethief Canyon Road – 148.3 Acres – Zoning: Planned Residential (R-4) – Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule "A" Subdivide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 sq. ft., three (3) MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293), four (4) open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294), a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295), a 5.71 acre park (Lot 292), a 0.34 acre detention basin (Lot 290), and a 10 to 14 foot wide trail – **REQUEST**: Fourth Extension of Time Request for Tentative Tract Map No. 30760, extending the expiration date to September 14, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.15 **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 33530** – Applicant: MIG, Inc. c/o Dierdre McCollister – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) (0.25 – 0.60 FAR) – Location: Northerly of Nuevo Road, southerly of Orange Avenue, easterly of Webster Avenue, and westerly of Interstate 215 (I-215) – 63.49 Acres – Zoning: Industrial Park (I-P) – Approved Project Description: Schedule "E" Subdivision of 63.49 gross acres into 24 industrial parcels with a minimum lot size of 0.80 gross acres, and two (2) treatment basins within lots four (4) and 24 – **REQUEST**: First Extension of Time Request for Tentative Parcel Map No. 33530, extending the expiration date to June 19, 2018. Continued from August 16, 2017. 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. 33225 –** Applicant: City Development, Inc. c/o Clark L. Ballantyne – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of BNSF Railroad, southerly of Grand Avenue, and westerly of Von Euw Drive – 4.82 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule "A" Subdivision of 4.82 acres into 14 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST**: First Extension of Time Request for Tentative Tract Map No. 33225, extending the expiration date to August 29, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.17 **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33225** – Applicant: City Development, Inc. c/o Clark L. Ballantyne – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of BNSF Railroad, southerly of Grand Avenue, and westerly of Von Euw Drive – 4.82 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule "A" Subdivision of 4.82 acres into 14 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST**: Second Extension of Time Request for Tentative Tract Map No. 33225, extending the expiration date to August 29, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.18 **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36417** – Applicant: Robert Love – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Recreation (OS-R) – Location: Southerly of Olive Avenue and westerly of Leon Road – 51.43 Gross Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule "A" Subdivision of 51.43 gross acres into 228 residential lots with a minimum lot size of 5,000 sq. ft. and six (6) open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36417, extending the expiration date to August 5, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

1.19 **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 36357** – Applicant: Coachella Valley Housing Coalition c/o Mary Ann Ybarra – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Community Development: High Density Residential (CD-HDR) (8-14 du/ac) – Location: Northerly of 64th Avenue, southerly of 63rd Avenue, and easterly of Lincoln Street – 20 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule "H" Subdivision of 20 acres into two (2) 10 acre parcels with one (1) lot containing an existing mobilehome park and one (1) lot proposed for multiple family residential units – **REQUEST**: First Extension of Time Request for Tentative Parcel Map No. 36357, extending the expiration date to August 16, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.20 **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 36357** – Applicant: Coachella Valley Housing Coalition c/o Mary Ann Ybarra – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Community Development High Density Residential (CD-HDR) (8-14 du/ac) – Location: Northerly of 64th Avenue, southerly of 63rd Avenue, and easterly of Lincoln Street – 20 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule "H" Subdivision of 20 acres into two (2) 10 acre parcels with one (1) lot containing an existing mobilehome park, and one (1) lot proposed for multiple family residential units – **REQUEST**: Second Extension of Time Request for Tentative Parcel Map No. 36357, extending the expiration date to August 16, 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.

3.1 **PUBLIC USE PERMIT NO. 931** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Lois Hastings – Representative: PlaceWorks – Third Supervisorial District – Southwest Area Plan – Rural: Rural Residential (R-RR) (5 acre min.) – Highway 79 Policy Area – Rancho California Zoning Area – Zoning: Rural Residential (R-R) – Location: Northwesterly of Highway 79, easterly of Pourroy Road, and southerly of Keller Road – **REQUEST:** Public Use Permit No. 931 proposes to construct and operate a charter school serving 600 students for kindergarten through 8th grade. Total building area is approximately 45,000 sq. ft. The existing residential structures on the property will remain. Continued from August 2, 2017. Project Planner: Larry Ross at (951) 955-9294 or email at lross@rivco.org.

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

4.1 **GENERAL PLAN AMENDMENT NO. 1218** (Entitlement/Policy Amendment) – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Unincorporated areas of Riverside County – **REQUEST**: The 2017 Mid-Cycle Housing Element Update (General Plan Amendment No. 1218) includes limited changes to the 2013-2021 Housing Element adopted on December 6, 2016. Because the 2013-2021 Housing Element is essentially current, the focus of the 2017 Mid-Cycle Housing Element Update ("Update" or "GPA No. 1218") is on providing current information and data in the Housing Element tables where such is available, and in the accompanying text, as needed, including a status update of implementing the Eight Year Action Plan. No land use, program, or housing needs strategy changes are being considered at this time within the context of this limited scope. Project Planners: Peter Hersh at (951) 955-8514 or email at PHersh@rivco.org, or Robert Flores at (951) 955-1195 or at email RFlores@rivco.org.

4.2 **GENERAL PLAN AMENDMENT NO. 720, GENERAL PLAN AMENDMENT NO. 721, SPECIFIC PLAN NO. 342, CHANGE OF ZONE NO. 7055, DEVELOPMENT AGREEMENT NO. 73** – Applicant: Nuevo Development Corp. – Representative: Albert A. Webb Associates – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – Lakeview Zoning District – Lakeview/Nuevo Area Plan – Rural: Rural Mountainous (R-RM) – Rural: Rural Residential (R-RR) – Rural Community: Very Low Density Residential (RC-VLDR) – Agriculture (AG) – Open Space: Conservation (OS-C) – Community Development: Very Low Density Residential (CD-VLDR) – Community Development: Low Density Residential (CD-LDR) – Community Development: Commercial Retail (CD-CR) – Community Development: Light Industrial (CD-LI) – Community Development: Highest Density Residential (CD-HHDR) – Location: either side of Ramona Expressway, generally easterly of Martin Street, westerly of Princess Ann Road, southerly of Marvin Road, and generally northerly of Brown Avenue – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – Heavy Agriculture, 10-acre minimum (A-2-10) – Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S) – Rural Commercial (C-R) – Manufacturing – Service Commercial (M-SC) – Residential Agricultural (R-A) – Residential Agricultural, 1-acre minimum (R-A-1) – Residential Agricultural, 10-acre minimum (R-A-10) – Residential Agricultural, 2 ½-acre minimum (R-A-2½)– Rural Residential (R-R) – One-Family Dwellings (R-1) – Highest Density Residential (R-7) – Natural Assets, 640-acre minimum lot size (N-A-640) – **REQUEST:** Specific Plan No. 342, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.5 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres. General Plan Amendment No. 720 includes the following components: (1) a General Plan Technical Amendment; (2) General Plan Entitlement/Policy Amendment; (3) General Plan Foundation Component Amendment – Extraordinary; and (4) Agriculture Foundation Component Amendment. The Technical Amendment is needed to rectify errors related to mapping which resulted in inaccuracies related to areas within the Lakeview Mountains and those in the lowlands to reflect the actual topography for the area. The Entitlement/Policy Amendment proposes to change the underlying land use designations in the Lakeview/Nuevo Area Plan from Rural Mountainous, Rural Residential, Rural Community: Very Low Density Residential Agriculture, Open Space: Conservation, Very Low Density Residential, Low Density Residential, Commercial Retail, Light Industrial, and Highest Density Residential to those land use designations reflected in the Specific Plan land use plan. The Foundation Component Amendment – Extraordinary proposes to change the underlying Foundations from Rural, Rural Community, and Open Space to Community Development. The Agriculture Foundation Component Amendment proposes to change the underlying Foundation of Agriculture to Community Development. General Plan Amendment No. 721 proposes modifications to the Circulation Element of the General Plan. The project will include upgrading and downgrading numerous existing and proposed roadway classifications and trails shown on the current circulation element plan for the Lakeview/Nuevo Area Plan to match the circulation plan as proposed by the Specific Plan. Change of Zone No. 7055 proposes to change the zoning classification of the subject site from a mix of Light Agriculture, 10-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Manufacturing – Service Commercial (M-SC), Residential Agricultural (R-A), Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 10-acre minimum (R-A-10), Residential Agricultural, 2 ½-acre minimum (R-A-2½), Rural Residential (R-R), One-Family Dwellings (R-1), Highest Density Residential (R-7), and Natural Assets, 640-acre minimum lot size (N-A-640) to Specific Plan (SP) and adopt the associated Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. Development Agreement No. 73 proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview. The Development Agreement has a term of 30 years and will grant the developer vesting rights to develop the Project in accordance with the terms of the agreement. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@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

9.1

Agenda Item No.
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisorial District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: September 6, 2017

TENTATIVE PARCEL MAP NO. 32885
FIRST EXTENSION OF TIME
Applicant: BBG KRG, 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 477.45 acres into 19 developable projects.

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 PARCEL MAP NO. 32885**

BACKGROUND:

Tentative Parcel Map No. 32885, along with Specific Plan No. 353, General Plan Amendment No. 815, Change of Zone No. 7365 and Environmental Impact Report No. 492, was originally approved at Director's Hearing on October 2, 2006. The project proceeded to the Board of Supervisors on June 22, 2010 for final approval.

The first Extension of Time was received June 15, 2017, ahead of the expiration date of June 22, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on July 15, 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 July 15, 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 22, 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.

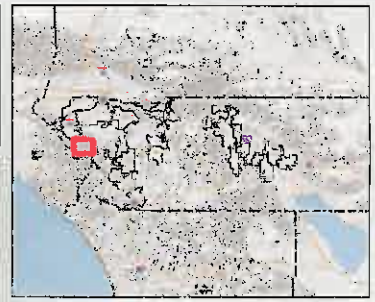
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32885, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 22, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for PM32885

Vicinity Map





Legend

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

0 5,559 11,118 Feet

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

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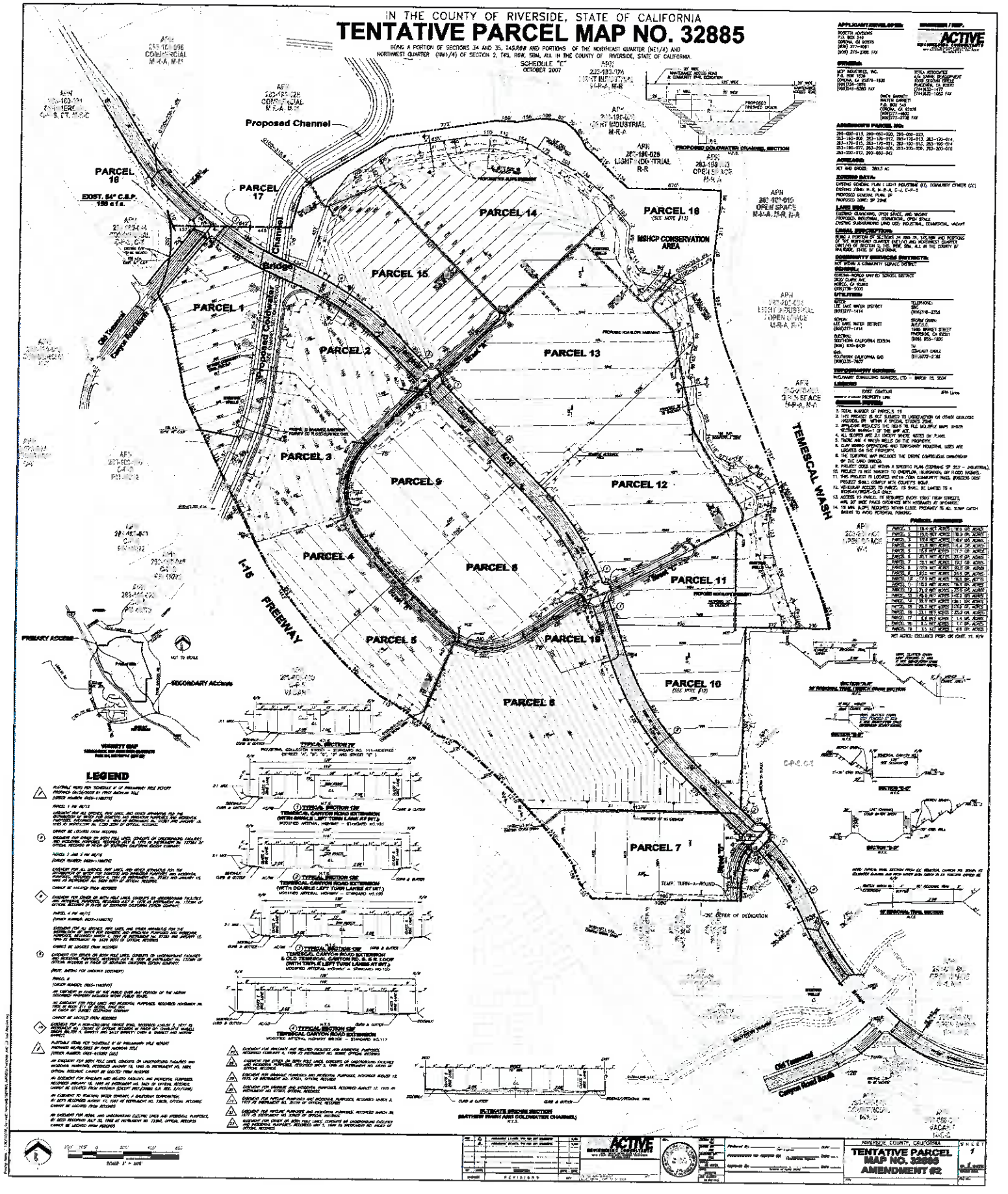
Notes

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 32885

BEING A PORTION OF SECTIONS 34 AND 35, T4S,R6W AND PORTIONS OF THE NORTHEAST QUARTER (NE1/4) AND NORTHWEST QUARTER (NW1/4) OF SECTION 2, T5S, R6W, SBM, ALL IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SCHEDULE "E"
OCTOBER 2007



LEGEND

PLOTTABLE PORTIONS FOR "SCHEDULE B" OF PRELIMINARY TITLE REPORT PREPARED 09/26/2007 BY FIRST AMERICAN TITLE (ORDER NUMBER: 0605-1180274)

PARCEL 1 (M.B.P.)

EASEMENT FOR ALL SERVICES, PIPE LINES, AND OTHER APPURTENANCES FOR THE INTERCHANGE OF WATER FOR DOMESTIC AND IRRIGATION PURPOSES, AND INCIDENTAL PURPOSES, RECORDED APRIL 3, 1961 AS INSTRUMENT NO. 27265 AND JANUARY 15, 1965 AS INSTRUMENT NO. 5284 BOTH OF OFFICIAL RECORDS.

CANNOT BE LOCATED FROM RECORDS

EASEMENT FOR DRAIN OR BOTH PIPE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 8, 1970 AS INSTRUMENT NO. 107861 OF OFFICIAL RECORDS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY.

PARCEL 2 AND 3 (M.B.P.)
(EXHIBIT NUMBER: 0605-1180276)

EASEMENT FOR ALL SERVICES, PIPE LINES, AND OTHER APPURTENANCES FOR THE INTERCHANGE OF WATER FOR DOMESTIC AND IRRIGATION PURPOSES, AND INCIDENTAL PURPOSES, RECORDED APRIL 3, 1961 AS INSTRUMENT NO. 27265 AND JANUARY 15, 1965 AS INSTRUMENT NO. 5284 BOTH OF OFFICIAL RECORDS.

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PARCEL 4 (M.B.P.)
(EXHIBIT NUMBER: 0605-1180277)

EASEMENT FOR ALL SERVICES, PIPE LINES, AND OTHER APPURTENANCES FOR THE INTERCHANGE OF WATER FOR DOMESTIC AND IRRIGATION PURPOSES, AND INCIDENTAL PURPOSES, RECORDED APRIL 3, 1961 AS INSTRUMENT NO. 27265 AND JANUARY 15, 1965 AS INSTRUMENT NO. 5284 BOTH OF OFFICIAL RECORDS.

CANNOT BE LOCATED FROM RECORDS

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PARCEL 5
(EXHIBIT NUMBER: 0605-1180278)

AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 1956 IN BOOK 2727 PAGE 450 OF OFFICIAL RECORDS

AN EASEMENT FOR PUBLIC AND RESIDENTIAL PURPOSES, RECORDED NOVEMBER 26, 1956 IN BOOK 2727 PAGE 450 OF OFFICIAL RECORDS

CANNOT BE LOCATED FROM RECORDS

EASEMENT FOR A NON-EXCLUSIVE SERVICE ROAD, RECORDED AUGUST 3, 1977 AS INSTRUMENT NO. 156662 OF OFFICIAL RECORDS IN FAVOR OF CHARLOTTE WARELL SMITH, HELEN M. SMITH, BETTY SMITH, CHERI A. BARNETT AND MARTHA GARRETT

PLOTTABLE ITEMS FOR "SCHEDULE B" OF PRELIMINARY TITLE REPORT PREPARED 09/26/2007 BY FIRST AMERICAN TITLE (ORDER NUMBER: 0605-1180280 (SB))

AN EASEMENT FOR BOTH PIPE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 15, 1965 AS INSTRUMENT NO. 5284, OFFICIAL RECORDS. CANNOT BE LOCATED FROM RECORDS

AN EASEMENT FOR PUBLIC AND RESIDENTIAL PURPOSES, RECORDED NOVEMBER 26, 1956 IN BOOK 2727 PAGE 450 OF OFFICIAL RECORDS. CANNOT BE LOCATED FROM RECORDS (EXCEPT AS SHOWN ON SHEET 2 OF 2 SHEETS)

AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED JULY 27, 1970 AS INSTRUMENT NO. 107861, OFFICIAL RECORDS. CANNOT BE LOCATED FROM RECORDS

AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED JULY 27, 1970 AS INSTRUMENT NO. 107861, OFFICIAL RECORDS. CANNOT BE LOCATED FROM RECORDS

TYPICAL SECTION "12E"
MODIFIED ARTERIAL HIGHWAY - STANDARD NO. 100

TYPICAL SECTION "12E" TEMESCAL CANYON ROAD EXTENSION (WITH SINGLE LEFT TURN LANE AT INT.)
MODIFIED ARTERIAL HIGHWAY - STANDARD NO. 100

TYPICAL SECTION "12E" TEMESCAL CANYON ROAD EXTENSION (WITH DOUBLE LEFT TURN LANES AT INT.)
MODIFIED ARTERIAL HIGHWAY - STANDARD NO. 100

TYPICAL SECTION "12E" TEMESCAL CANYON ROAD EXTENSION & OLD TEMESCAL CANYON RD. S. & E. LEGS (WITH TRIPLE LEFT TURN LANES AT INT.)
MODIFIED ARTERIAL HIGHWAY - STANDARD NO. 100

TYPICAL SECTION "12E" TEMESCAL CANYON ROAD EXTENSION
MODIFIED ARTERIAL HIGHWAY BRIDGE - STANDARD NO. 117

TYPICAL SECTION
MAJOR/ARTERIAL COLLECTOR STREET - STANDARD NO. 111 - MODIFIED (STREET "A", "B", "C", "D" AND STREET "E")

15-TONNER BRIDGE SECTION (MATTHEW WASH AND COLDWATER CHANNEL)

PROPOSED DETENTION BASIN SECTION

PROPOSED COLDWATER CHANNEL SECTION

TEMESCAL WASH SECTION

30' REGIONAL TRAIL SECTION

30' REGIONAL TRAIL CROSS SECTION

30' REGIONAL TRAIL SECTION

30' REGIONAL TRAIL SECTION

30' REGIONAL TRAIL

Extension of Time
Environmental Determination

Project Case Number: PM32885

Original E.A. Number: 40673

Extension of Time No.: First

Original Approval Date: June 22, 2010

Project Location: East of Interstate 15, Northeast of Temescal Canyon Road, West of Park Canyon Road, and South of Clay Canyon Road

Project Description: Schedule "E" Subdivision of 477.45 acres into 19 developable projects.

On June 22, 2010, this Tentative Parcel 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:

☐	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.
☒	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.
☐	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.
☐	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: _____ Date: August 3, 2017

Arturo Ortuño, Contract Planner

For Charissa Leech, Assistant TLMA Director

BBG KRG, INC.
P.O. BOX 2406
CORONA, CA 92877
(951) 479-4990

July 15, 2017

Arturo Ortuno
Contract Planner
Riverside County Planning Dept.
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: PM 32885 – Tentative Parcel Map 32885

Dear Arturo:

Pursuant to your June letter regarding our application for an extension of time for Tentative Parcel Map 32885, please find our response to your letter.

We hereby accept the additional provisions as outlined in your correspondence. They are as follows:

1. 50. Req E Health Documents
2. 50. Final Access and Maintenance
3. 60. Req BMP SWPPP WQMP
4. 60. Final WQMP for Grading
5. 80. WQMP and Maintenance
6. 90. WQMP Required
7. 90. WQMP Comp and BNS Reg

Please let us know if you need anything else at this time to continue to application process.

Very Truly Yours,

Katherine L. Garrett

Katherine Garrett
General Counsel for Owners, BBG KRG, Inc., Walter N. Garrett, and Mary T. Garrett

Walter N. Garrett

CC: Craig Morris

PARCEL MAP Parcel Map #: PM32885 Parcel: 290-060-016

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. 23 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

PARCEL MAP Parcel Map #: PM32885 Parcel: 290-060-016

50. PRIOR TO MAP RECORDATION

50.TRANS. 23 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. 7 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)

PARCEL MAP Parcel Map #: PM32885 Parcel: 290-060-016

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.

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. 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)

PARCEL MAP Parcel Map #: PM32885 Parcel: 290-060-016

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. 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

PARCEL MAP Parcel Map #: PM32885 Parcel: 290-060-016

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)

Agenda Item No. 1.2
Area Plan: The Pass
Zoning District: Cherry Valley
Supervisorial District: Fifth
Project Planner: Arturo Ortuño
Planning Commission Hearing: September 6, 2017

TENTATIVE TRACT MAP NO. 29762
FIRST EXTENSION OF TIME
Applicant: Dickinson Investment, LP

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 39.23 acres into 21 residential lots, with 19, 0.5 acre minimum lot in the areas designated as Rural Community – Low Density Residential (RC-LDR), and with 2, 10 acre minimum lot in the areas designated Rural: Rural Mountainous (R-RM).

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. 29762**

BACKGROUND:

Tentative Tract Map No. 29762 was originally approved at Planning Commission on June 11, 2008.

The first Extension of Time was received April 12, 2017, ahead of the expiration date of June 11, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on July 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 July 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.

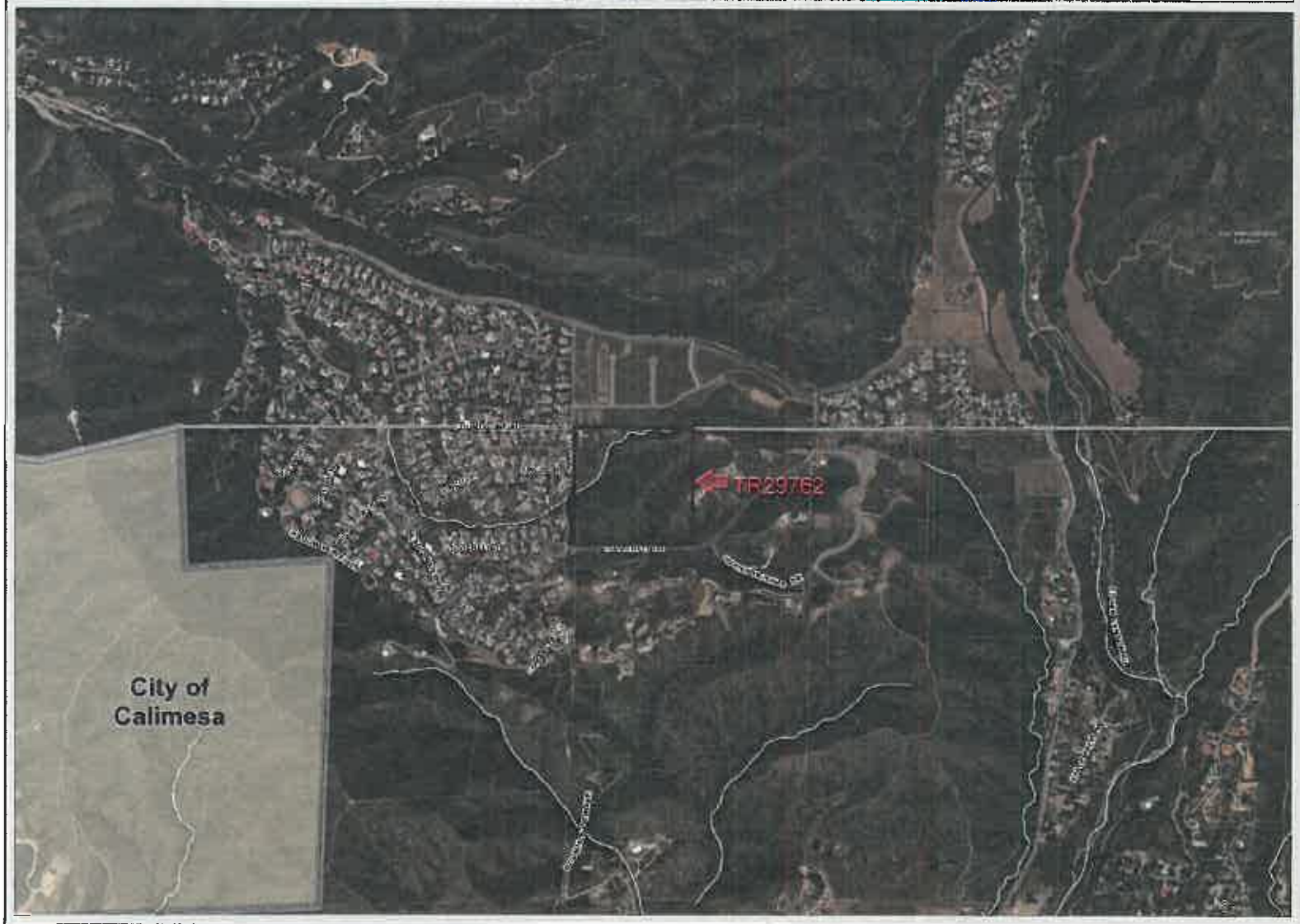
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 11, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

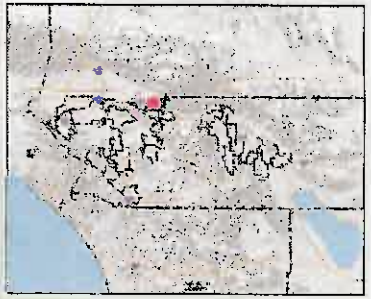
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29762, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 11, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR29762

Vicinity Map





Legend

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

0 2,028 4,056 Feet

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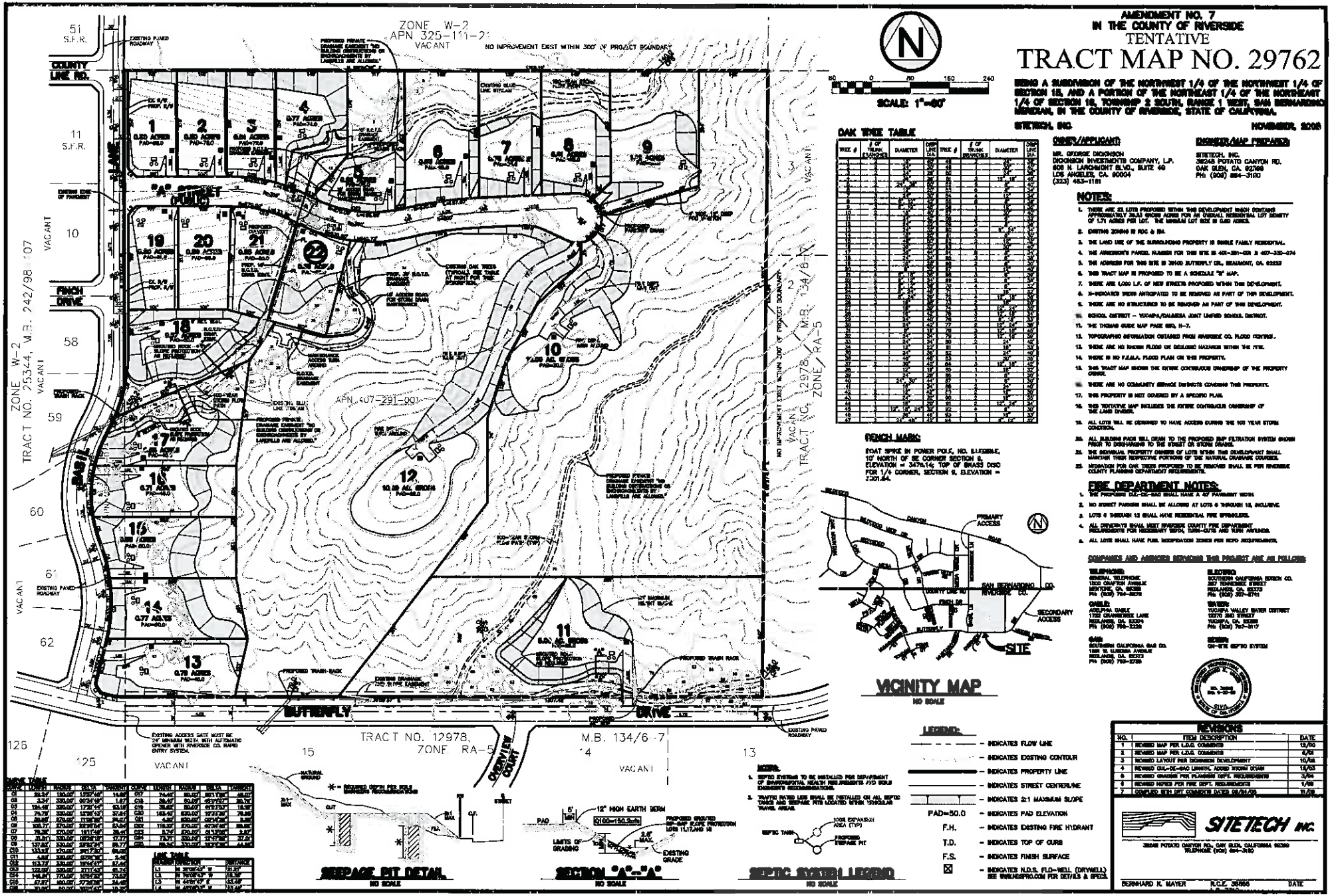
Notes



AMENDMENT NO. 7
IN THE COUNTY OF RIVERSIDE
TENTATIVE
TRACT MAP NO. 29762

BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SITETECH, INC. NOVEMBER, 2006

OWNER/APPLICANT:
MR. GEORGE DICKINSON
DICKINSON INVESTMENTS COMPANY, L.P.
808 N. LARCHMONT BLVD., SUITE 48
LOS ANGELES, CA. 90004
(323) 463-1181

ENGINEER/MAP PREPARER:
SITETECH, INC.
38248 POTATO CANYON RD.
OAK GLEN, CA. 92399
PH: (909) 864-3100

OAK TREE TABLE

TREE #	# OF MAIN BRANCHES	DIAMETER	DRIP LINE DIA.	TREE #	# OF MAIN BRANCHES	DIAMETER	DRIP LINE DIA.
1	1	12"	24'	60	1	8"	16'
2	1	8"	16'	61	1	8"	16'
3	1	8"	16'	62	1	8"	16'
4	1	8"	16'	63	1	8"	16'
5	1	8"	16'	64	1	8"	16'
6	1	8"	16'	65	1	8"	16'
7	1	8"	16'	66	1	8"	16'
8	1	8"	16'	67	1	8"	16'
9	1	8"	16'	68	1	8"	16'
10	1	8"	16'	69	1	8"	16'
11	1	8"	16'	70	1	8"	16'
12	1	8"	16'	71	1	8"	16'
13	1	8"	16'	72	1	8"	16'
14	1	8"	16'	73	1	8"	16'
15	1	8"	16'	74	1	8"	16'
16	1	8"	16'	75	1	8"	16'
17	1	8"	16'	76	1	8"	16'
18	1	8"	16'	77	1	8"	16'
19	1	8"	16'	78	1	8"	16'
20	1	8"	16'	79	1	8"	16'
21	1	8"	16'	80	1	8"	16'
22	1	8"	16'	81	1	8"	16'
23	1	8"	16'	82	1	8"	16'
24	1	8"	16'	83	1	8"	16'
25	1	8"	16'	84	1	8"	16'
26	1	8"	16'	85	1	8"	16'
27	1	8"	16'	86	1	8"	16'
28	1	8"	16'	87	1	8"	16'
29	1	8"	16'	88	1	8"	16'
30	1	8"	16'	89	1	8"	16'
31	1	8"	16'	90	1	8"	16'
32	1	8"	16'	91	1	8"	16'
33	1	8"	16'	92	1	8"	16'
34	1	8"	16'	93	1	8"	16'
35	1	8"	16'	94	1	8"	16'
36	1	8"	16'	95	1	8"	16'
37	1	8"	16'	96	1	8"	16'
38	1	8"	16'	97	1	8"	16'
39	1	8"	16'	98	1	8"	16'
40	1	8"	16'	99	1	8"	16'
41	1	8"	16'	100	1	8"	16'
42	1	8"	16'	101	1	8"	16'
43	1	8"	16'	102	1	8"	16'
44	1	8"	16'	103	1	8"	16'
45	1	8"	16'	104	1	8"	16'
46	1	8"	16'	105	1	8"	16'
47	1	8"	16'	106	1	8"	16'
48	1	8"	16'	107	1	8"	16'
49	1	8"	16'	108	1	8"	16'
50	1	8"	16'	109	1	8"	16'
51	1	8"	16'	110	1	8"	16'
52	1	8"	16'	111	1	8"	16'
53	1	8"	16'	112	1	8"	16'
54	1	8"	16'	113	1	8"	16'
55	1	8"	16'	114	1	8"	16'
56	1	8"	16'	115	1	8"	16'
57	1	8"	16'	116	1	8"	16'
58	1	8"	16'	117	1	8"	16'
59	1	8"	16'	118	1	8"	16'

BENCH MARK:
BOAT SPIKE IN POWER POLE, NO. ILLEGIBLE, 10' NORTH OF SE CORNER SECTION 8, ELEVATION = 3479.14; TOP OF BRASS DISC FOR 1/4 CORNER, SECTION 8, ELEVATION = 3301.64.

NOTES:
1. THERE ARE 22 LOTS PROPOSED WITHIN THIS DEVELOPMENT WHICH CONTAINS APPROXIMATELY 39.41 GROSS ACRES FOR AN OVERALL RESIDENTIAL LOT DENSITY OF 1.71 ACRES PER LOT. THE MINIMUM LOT SIZE IS 0.650 ACRES.
2. EXISTING ZONING IS RDC & RA.
3. THE LAND USE OF THE SURROUNDING PROPERTY IS SINGLE FAMILY RESIDENTIAL.
4. THE ASSESSOR'S PARCEL NUMBER FOR THIS SITE IS 407-291-001 & 407-332-074
5. THE ADDRESS FOR THIS SITE IS 39400 BUTTERFLY DR., BEAUMONT, CA. 92223
6. THIS TRACT MAP IS PROPOSED TO BE A SCHEDULE "B" MAP.
7. THERE ARE 4,000 L.F. OF NEW STREETS PROPOSED WITHIN THIS DEVELOPMENT.
8. 31 INDIVIDUAL TREES ANTICIPATED TO BE REMOVED AS PART OF THIS DEVELOPMENT.
9. THERE ARE NO STRUCTURES TO BE REMOVED AS PART OF THIS DEVELOPMENT.
10. SCHOOL DISTRICT – YUCAIPA/CALIMESA JOINT UNIFIED SCHOOL DISTRICT.
11. THE THOMAS GUIDE MAP PAGE 629, H-7.
12. TOPOGRAPHIC INFORMATION OBTAINED FROM RIVERSIDE CO. FLOOD CONTROL.
13. THERE ARE NO KNOWN FLOOD OR GEOLOGIC HAZARDS WITHIN THE SITE.
14. THERE IS NO F.E.M.A. FLOOD PLAIN ON THIS PROPERTY.
15. THIS TRACT MAP SHOWS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE PROPERTY OWNER.
16. THERE ARE NO COMMUNITY SERVICE DISTRICTS COVERING THIS PROPERTY.
17. THIS PROPERTY IS NOT COVERED BY A SPECIFIC PLAN.
18. THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND OWNER.
19. ALL LOTS WILL BE DESIGNED TO HAVE ACCESS DURING THE 100 YEAR STORM CONDITION.
20. ALL BUILDING PADS WILL DRAIN TO THE PROPOSED DEBRIS FILTRATION SYSTEM SHOWN PRIOR TO DISCHARGE TO THE STREET OR STORM DRAINS.
21. THE INDIVIDUAL PROPERTY OWNERS OF LOTS WITH THIS DEVELOPMENT SHALL MAINTAIN THEIR RESPECTIVE PORTIONS OF THE NATURAL DRAINAGE COURSES.
22. MITIGATION FOR OAK TREES PROPOSED TO BE REMOVED SHALL BE PER RIVERSIDE COUNTY PLANNING DEPT. REQUIREMENTS.

FIRE DEPARTMENT NOTES:
1. THE PROPOSED CUL-DE-SAC SHALL HAVE A 40' PAVEMENT WIDTH.
2. NO STREET PARKING SHALL BE ALLOWED AT LOTS 6 THROUGH 10, INCLUSIVE.
3. LOTS 6 THROUGH 10 SHALL HAVE RESIDENTIAL FIRE SPRINKLERS.
4. ALL DRIVEWAYS SHALL MEET RIVERSIDE COUNTY FIRE DEPARTMENT REQUIREMENTS FOR MINIMUM WIDTH, TURN-OUTS AND TURN AROUNDS.
5. ALL LOTS SHALL HAVE FUEL MODIFICATION ZONES PER RCFD REQUIREMENTS.

COMPANIES AND AGENCIES SERVING THIS PROJECT ARE AS FOLLOWS:

TELEPHONE:
GENERAL TELEPHONE
1600 CRAFTON AVENUE
MENTONE, CA. 92359
PH: (909) 794-5276

ELECTRIC:
SOUTHERN CALIFORNIA EDISON CO.
807 TENNESSEE STREET
REDLANDS, CA. 92373
PH: (909) 307-5741

CABLE:
ADELPHIA CABLE
1720 CRANBERRIE LANE
REDLANDS, CA. 92374
PH: (909) 798-2228

WATER:
YUCAIPA VALLEY WATER DISTRICT
12770 2ND STREET
YUCAIPA, CA. 92399
PH: (909) 797-5117

GAS:
SOUTHERN CALIFORNIA GAS CO.
1981 W. LUGONIA AVENUE
REDLANDS, CA. 92373
PH: (909) 793-3789

SEWER:
ON-SITE SEPTIC SYSTEM

VICINITY MAP
NO SCALE

LEGEND:
- INDICATES FLOW LINE
- INDICATES EXISTING CONTOUR
- INDICATES PROPERTY LINE
- INDICATES STREET CENTERLINE
- INDICATES 2:1 MAXIMUM SLOPE
- PAD=50.0 – INDICATES PAD ELEVATION
- F.H. – INDICATES EXISTING FIRE HYDRANT
- T.D. – INDICATES TOP OF CURB
- F.S. – INDICATES FINISH SURFACE
- ☒ – INDICATES N.D.S. FLO-WELL (DRYWELL) SEE WWW.NDSPRO.COM FOR DET./I.S. & SPECS.

LINE TABLE

LINE	BEARING/DIRECTION	DISTANCE
L1	N 90°00'00" W	20.00'
L2	N 70°08'39" W	115.94'
L3	N 44°59'57" E	152.64'
L4	N 45°00'03" W	70.71'

CURVE TABLE

CURVE	DELTA	RADIUS	BEARING	LENGTH
C1	32.57°	180.00'	17°27'49"	14.68'
C2	4.34°	330.00'	90°36'49"	1.67'
C3	184.72°	330.00'	184°24'27"	87.45'
C4	74.78°	330.00'	12°58'13"	37.85'
C5	29.65°	270.00'	11°16'50"	14.23'
C6	308.71°	270.00'	63°08'05"	53.04'
C7	76.26°	270.00'	16°11'46"	36.41'
C8	31.81°	330.00'	05°31'13"	9.77'
C9	157.62°	330.00'	32°50'24"	89.77'
C10	133.57°	270.00'	28°21'00"	68.91'
C11	4.93°	330.00'	0°51'18"	2.46'
C12	113.72°	330.00'	19°44'27"	57.45'
C13	122.69°	330.00'	21°17'43"	61.75'
C14	140.87°	270.00'	10°16'30"	72.43'
C15	42.21°	400.00'	27°36'26"	24.40'
C16	10.80°	60.00'	10°18'47"	10.80'

SEEPAGE PIT DETAIL
NO SCALE

SECTION "A"-"A"
NO SCALE

SEPTIC SYSTEM LEGEND
NO SCALE

NOTES:
1. SEPTIC SYSTEMS TO BE INSTALLED PER DEPARTMENT OF ENVIRONMENTAL HEALTH REQUIREMENTS AND SOILS ENGINEER'S RECOMMENDATIONS.
2. TRAFFIC RATED LIDS SHALL BE INSTALLED ON ALL SEPTIC TANKS AND SEEPAGE PITS LOCATED WITHIN VEHICULAR TRAVEL AREAS.

REVISIONS

NO.	ITEM DESCRIPTION	DATE
1	REVISED MAP PER L.D.C. COMMENTS	12/00
2	REVISED MAP PER L.D.C. COMMENTS	4/01
3	REVISED LAYOUT PER DICKINSON DEVELOPMENT	10/05
4	REVISED CUL-DE-SAC LENGTH, ADDED STORM DRAIN	12/03
5	REVISED GRADING PER PLANNING DEPT. REQUIREMENTS	3/06
6	REVISED NOTES PER FIRE DEPT. REQUIREMENTS	1/06
7	CONFORM WITH DPT. COMMENTS DATED 08/31/06	11/06

SITETECH INC.
38248 POTATO CANYON RD., OAK GLEN, CALIFORNIA 92399
TELEPHONE (909) 864-3100

BERNHARD K. MAYER R.C.E. 38868 DATE

Extension of Time
Environmental Determination

Project Case Number: TR29762

Original E.A. Number: 38117

Extension of Time No.: First

Original Approval Date: June 11, 2008

Project Location: North of Butterfly Drive, and East of Basil Lane

Project Description: Schedule "B" Subdivision of 39.23 acres into 21 residential lots, with 19, 0.5 acre minimum lot in the areas designated as Rural Community – Low Density Residential (RC-LDR), and with 2, 10 acre minimum lot in the areas designated Rural: Rural Mountainous (R-RM).

On June 11, 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:

☐	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.
☒	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.
☐	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.
☐	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: _____ Date: August 3, 2017

Arturo Ortuño, Contract Planner

For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Marietta <mariettaemail@aol.com>
Sent: Tuesday, July 11, 2017 7:40 AM
To: Ortuno, Arturo
Subject: Fwd: 1st EOT TR29762 Recommended Conditions
Attachments: 1st EOT TR29762 COA.pdf

Hi Arturo,

As you can see by Bruce Dickinson's response below, he somehow overlooked your requests in the 4/26/17 Email. Bruce has directed me to respond with acceptance of these conditions. If this response is not sufficient, please let me know.

All conditions referenced in your 4/26/17 email and listed here are ACCEPTED:

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
99. WQMP COMP AND BNS REG

Please let me know if you need any further information to complete the extension of time. Thanks,

Marietta Kruells,
Asst. Secy. To Bruce N. Dickinson, Ext. of time applicant

Begin forwarded message:

> **From:** Bruce N Dickinson <bndickinson@aol.com>
> **Date:** July 10, 2017 at 7:29:32 PM PDT
> **To:** Marietta <mariettaemail@aol.com>
> **Subject: Fwd: 1st EOT TR29762 Recommended Conditions**
>
> Marietta,
> For some reason, I did not see this email. Please write the letter as requested and call the planner and tell him that I accept the added conditions and that you will send the letter via fax and that I am sorry I did not see the email that he sent . Thank you very much. B
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> > **From:** "Ortuno, Arturo" <AOrtuno@rivco.org>
> > **Date:** April 26, 2017 at 1:15:47 PM CDT

TRACT MAP Tract #: TR29762 Parcel: 407-330-074

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3 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. 36 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 #: TR29762 Parcel: 407-330-074

50. PRIOR TO MAP RECORDATION

50.TRANS. 36 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. 17 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 #: TR29762 Parcel: 407-330-074

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 #: TR29762 Parcel: 407-330-074

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

TRACT MAP Tract #: TR29762 Parcel: 407-330-074

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)

1.3

Agenda Item No.
Area Plan: Lakeview/Nuevo
Zoning Area: Nuevo
Supervisorial District: Fifth
Project Planner: Arturo Ortuño
Planning Commission Hearing: September 6, 2017

TENTATIVE TRACT MAP NO. 33180
FIRST EXTENSION OF TIME
Applicant: Dale Thomas Upton

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 5.11 gross aces into eight (8) residential lots with a minimum lot size of 20,000 net 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. 33180**

BACKGROUND:

Tentative Tract Map No. 33180, along with General Plan Amendment No. 775 and Change of Zone No. 7261, was originally approved at Planning Commission on August 29, 2007. The project proceeded to the Board of Supervisors on November 27, 2007 for final approval.

The first Extension of Time was received July 19, 2017, ahead of the expiration of November 27, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on July 28, 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 July 28, 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 November 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.

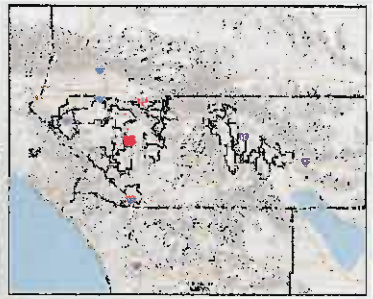
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33180, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 27, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR33180

Vicinity Map





Legend

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

0 1,908 3,815 Feet

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

REPORT PRINTED ON... 8/3/2017 5:20:37 PM

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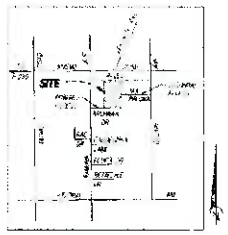
Notes

TENTATIVE TRACT MAP 33180 – Amended No. 2

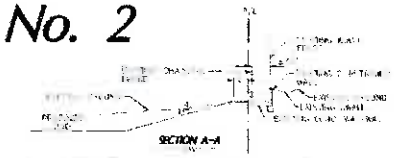
A SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN IN PARCEL MAP BOOK 9 / 99 RIVERSIDE COUNTY
SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN



VICINITY MAP



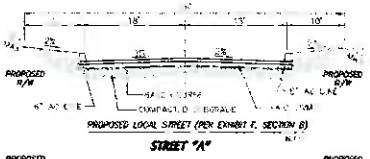
SECTION B-B



SECTION A-A

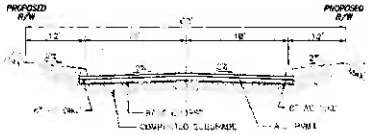
NOTES:

1. EXISTING SINGLE FAMILY HOMES
2. PROPOSED ZONING AND LAND USE: C-P-S / VACANT
3. PROPOSED ZONING AND LAND USE: R-A / SINGLE FAMILY RESIDENTIAL
4. UTILITIES:
   ELECTRIC: SOUTHERN CALIFORNIA EDISON
   GAS: SOUTHWEST GAS COMPANY
   WATER: CSD WATER COMPANY
   SEWER: INDIVIDUAL SEPTIC SYSTEMS
   TELEPHONE: GENERAL TELEPHONE
   TELEVISION: ADELPHIA CABLE COMPANY
5. SCHOOL DISTRICT: ROMONA UNIFIED SCHOOL DISTRICT
6. ROAD MAINTENANCE: (AS-MAINTAINED, SCH-MAINTAINED, PVTE-PRIVATE)
7. COMMUNITY SERVICE DISTRICT: CSA 143
8. LOTS: 1 TO 7 & "A"
9. LOT LINE DIMENSIONS ARE APPROXIMATE
10. THE SITE IS (NOT) SUBJECT TO FLOODING (FLOODING IS LIMITED)
11. NO ONSITE SLOPES EXCEED 25%
12. ALL ONSITE STORM DRAIN IS PRIVATE AND MAINTAINED BY HOA
13. THIS MAP DOES (NOT) INCLUDE THE ENTIRE OWNERSHIP OF THE LAND DIVISION
14. TOPOGRAPHY BASED UPON RIVERSIDE COUNTY FLOOD CONTROL TOPOGRAPHY
15. PROPOSED IMPROVEMENT SCHEDULE: "B"
16. FEMA FLOOD PLAIN ZONE: "C"
17. PROPERTY IS (NOT) SUBJECT TO ONE-FOOT INUNDATION OR FLOOD HAZARD
18. SITE IS (NOT) WITHIN A SPECIFIC PLAN BOUNDARY
19. SITE IS (NOT) WITHIN A MSHCP PROPOSED SPECIAL STUDY AREA
20. (NO) KNOWN WATER WELLS ARE WITHIN 200' OF THE SITE
21. PROJECT ACCESS:
22. PUBLIC UTILITIES SHOWN ON MAP PER (C) 2006 (COPYRIGHT 20__) SYNERGIS
23. SURROUNDING ZONING AND LAND USE: C-P-S / R-A SINGLE FAMILY RESIDENCES / VACANT LAND / COMMERCIAL
24. EXISTING GENERAL PLAN DESIGNATION: VLDR
25. PROPOSED GENERAL PLAN DESIGNATION: VLDR
26. GRADED (YES / NO) (YES IF "NO" EXPLAIN BELOW)
27. TOPOGRAPHY: (A GENERAL REMOTE SURVEY UPON AERIAL/MASTER DRAWING INC. ROSARY AVE., VIA PALOMA ARE LOCAL STREETS)
28. ACCESS TO LOTS 5 & 6 FROM THE PUBLIC ALLEY IS TO BE RESTRICTED PER THE FINAL MAP
29. SITE (IS NOT WITHIN A MAPPED LIQUEFACTION HAZARD ZONE
30. ANY ADDITIONAL EASEMENTS (A RECORD, OTHER THAN (TO NEARBY) (SEWER) LACED ON THE MAP)



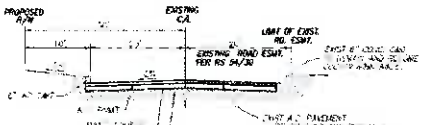
PROPOSED LOCAL STREET (PER EXHIBIT F, SECTION B)

STREET "A"



PROPOSED LOCAL STREET (PER STD 105, SECTION B)

VIA PALOMA



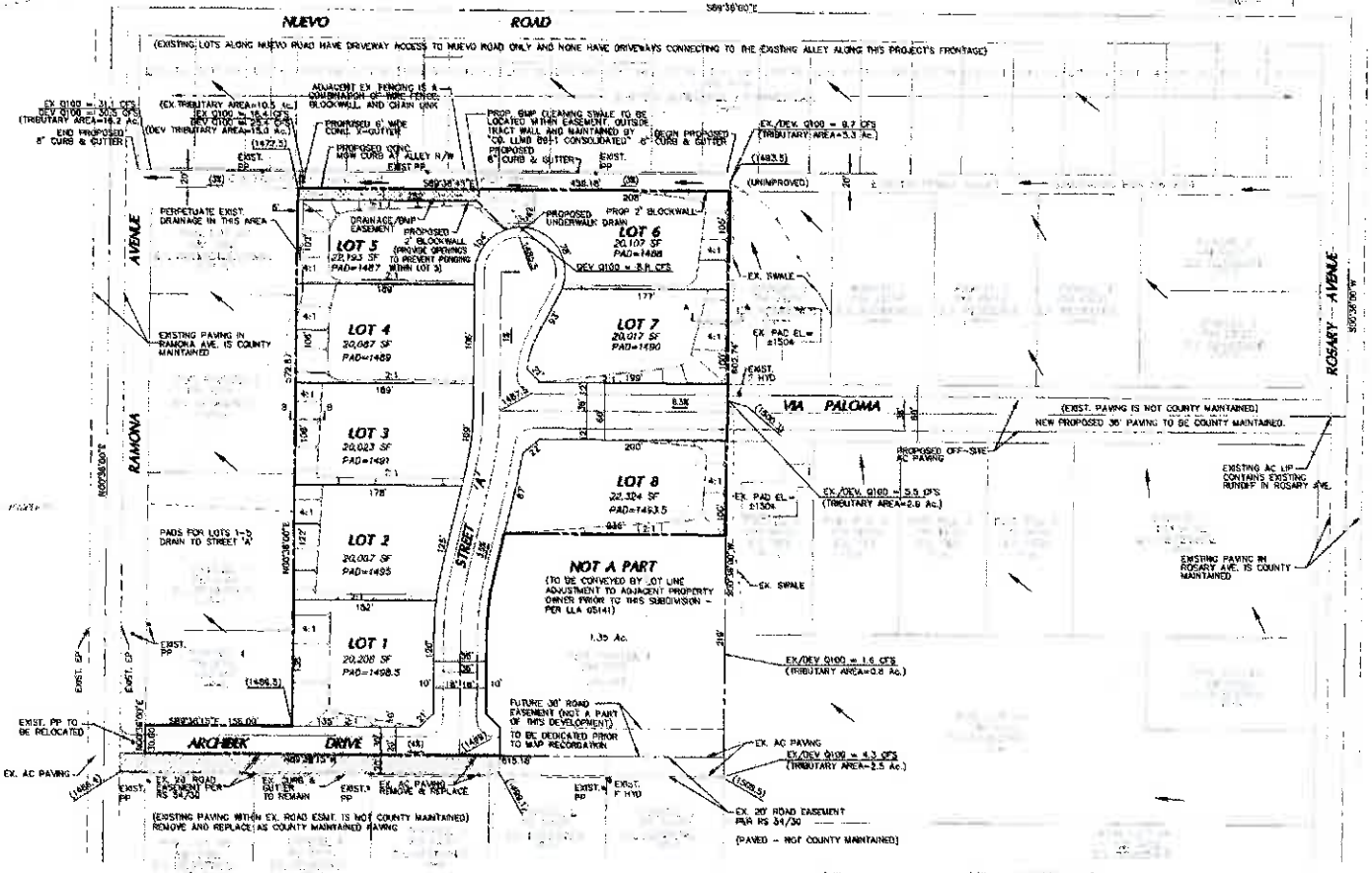
PROPOSED LOCAL STREET (HALF-WIDTH PER STD 104, SECTION B)

ARCHIBEK DRIVE



PROPOSED LOCAL STREET (PER STD 105, SECTION B, NO AC DIKE) TO BE COUNTY MAINTAINED

VIA PALOMA (OFF-SITE)


NUEVO ROAD
(EXISTING LOTS ALONG NUEVO ROAD HAVE DRIVEWAY ACCESS TO NUEVO ROAD ONLY AND NONE HAVE DRIVEWAYS CONNECTING TO THE EXISTING ALLEY ALONG THIS PROJECT'S FRONTAGE)
S89°36'60"E
RAMONA AVENUE
ROSARY AVENUE
VIA PALOMA
ARCHIBEK DRIVE
STREET "A"
LOT 1 20,208 SF PAD=1498.5
LOT 2 20,007 SF PAD=1495
LOT 3 20,023 SF PAD=1491
LOT 4 20,667 SF PAD=1489
LOT 5 22,593 SF PAD=1487
LOT 6 20,107 SF PAD=1486
LOT 7 20,217 SF PAD=1490
LOT 8 22,324 SF PAD=1493.5
NOT A PART
(TO BE CONVEYED BY LOT LINE ADJUSTMENT TO ADJACENT PROPERTY OWNER PRIOR TO THIS SUBDIVISION – PER LLA 05141)
1.39 Ac.
FUTURE 30' ROAD EASEMENT (NOT A PART OF THIS DEVELOPMENT) TO BE DEDICATED PRIOR TO MAP RECORDATION
(EXISTING PAVING WITHIN EX. ROAD ESMT. IS NOT COUNTY MAINTAINED) REMOVE AND REPLACE AS COUNTY MAINTAINED PAVING
(EXIST. PAVING IS NOT COUNTY MAINTAINED) NEW PROPOSED 36' PAVING TO BE COUNTY MAINTAINED.
EXISTING PAVING IN ROSARY AVE. IS COUNTY MAINTAINED
EXISTING PAVING IN RAMONA AVE. IS COUNTY MAINTAINED
EX. AC PAVING
EX. 20' ROAD EASEMENT PER RS 34/30
(PAVED – NOT COUNTY MAINTAINED)
EX. SWALE
EX. PAD EL= ±1504
EXIST. F HYD
PROPOSED OFF-SITE AC PAVING
EXISTING AC LIP CONTAINS EXISTING RUNOFF IN ROSARY AVE.
EX. PAD EL= ±1504
EX/DEV Q100 = 1.6 CFS (TRIBUTARY AREA=0.8 Ac.)
EX/DEV Q100 = 4.3 CFS (TRIBUTARY AREA=2.5 Ac.)
EX/DEV Q100 = 9.7 CFS (TRIBUTARY AREA=5.3 Ac.)
EX/DEV Q100 = 3.9 CFS (TRIBUTARY AREA=2.9 Ac.)
(UNIMPROVED)
PROPOSED 2' BLOCKWALL
PROPOSED UNDERGROUND DRAIN
DRAINAGE/BMP EASEMENT
PROPOSED 2' BLOCKWALL (PROVIDE OPENINGS TO PREVENT PONDING WITHIN LOT 5)
PERPETUATE EXIST. DRAINAGE IN THIS AREA
PADS FOR LOTS 1-5 DRAIN TO STREET "A"
EXIST. PP TO BE RELOCATED
EX. AC PAVING
EXIST. 30' ROAD EASEMENT PER RS 34/30
EXIST. CURB & GUTTER TO REMAIN
EX. AC PAVING REMOVE & REPLACE
EXIST. F HYD
EXIST. PP
EXIST. 8" VCP SEWER
EXIST. 12" VCP SEWER
EXIST. 8" VCP SEWER
EX/DEV Q100 = 31.1 CFS
DEV Q100 = 30.5 CFS (TRIBUTARY AREA=18.2 Ac.)
END PROPOSED 8' CURB & GUTTER
(EX. TRIBUTARY AREA=10.5 Ac.)
EX. Q100 = 15.4 CFS
DEV Q100 = 12.4 CFS
(DEV TRIBUTARY AREA=15.0 Ac.)
PROPOSED 6' WIDE MOW CURB AT ALLEY R/W
PROPOSED CONC. V-GUTTER
PROP. BMP CLEANING SWALE TO BE LOCATED WITHIN EASEMENT, OUTSIDE TRACT WALL AND MAINTAINED BY "CO. LLMD 86-1 CONSOLIDATED"
PROPOSED 6" CURB & GUTTER
BEGIN PROPOSED 8" CURB & GUTTER
EXIST. PP
EXIST. PP
EXIST. PP

Extension of Time
Environmental Determination

Project Case Number: TR33180

Original E.A. Number: 40593

Extension of Time No.: First

Original Approval Date: November 27, 2007

Project Location: North of Central Avenue, East of Ramona Avenue, South of Nuevo Road and West of Rosary Avenue

Project Description: Schedule "B" Subdivision of 5.11 gross aces into eight (8) residential lots with a minimum lot size of 20,000 net sq. ft.

On November 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:

☐	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.
☒	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.
☐	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.
☐	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: August 3, 2017

For Charissa Leech, Assistant TLMA Director

FIRST EXTENSION OF TIME REQUEST
TENTATIVE TRACT MAP No. 33180
Submitted on July 28, 2017

Attention:
Arturo Ortuño

Riverside County Planning Dept.
4080 Lemon Street – 12th Floor
Riverside, CA 92501
951-955-0314

I, Dale Thomas Upton, the Extension of Time Applicant, accept the following conditions. I request that this documentation be included in the staff report package. The recommended conditions are identified as follows:

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

D. Thomas Upton

Dale Thomas Upton

TRACT MAP Tract #: TR33180 Parcel: 309-100-020

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. 39 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 #: TR33180 Parcel: 309-100-020

50. PRIOR TO MAP RECORDATION

50.TRANS. 39 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. 15 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 #: TR33180 Parcel: 309-100-020

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.

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)

TRACT MAP Tract #: TR33180 Parcel: 309-100-020

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. 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

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 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)

1.4

Agenda Item No.
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisorial District: Fourth
Project Planner: Arturo Ortuño
Planning Commission Hearing: September 6, 2017

TENTATIVE PARCEL MAP NO. 35408
FIRST EXTENSION OF TIME
Applicant: MMR & Associates

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 20 acres into 14 industrial lots with parcel sizes ranging from 1.2 gross acres to 2.2 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 PARCEL MAP NO. 35408**

BACKGROUND:

Tentative Parcel Map No. 35408 was approved at the Planning Commission on June 27, 2007.

The first Extension of Time was received June 12, 2017, ahead of the expiration date of June 27, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on June 28, 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 28, 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 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.

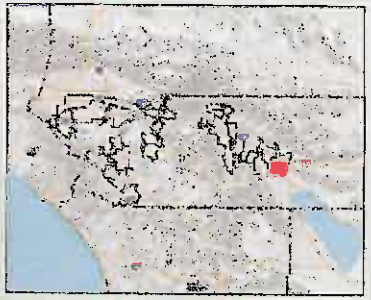
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35408, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 27, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for PM35408

Vicinity Map





Legend

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

0 3,041 6,082 Feet

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

REPORT PRINTED ON... 8/3/2017 10:25:12 AM

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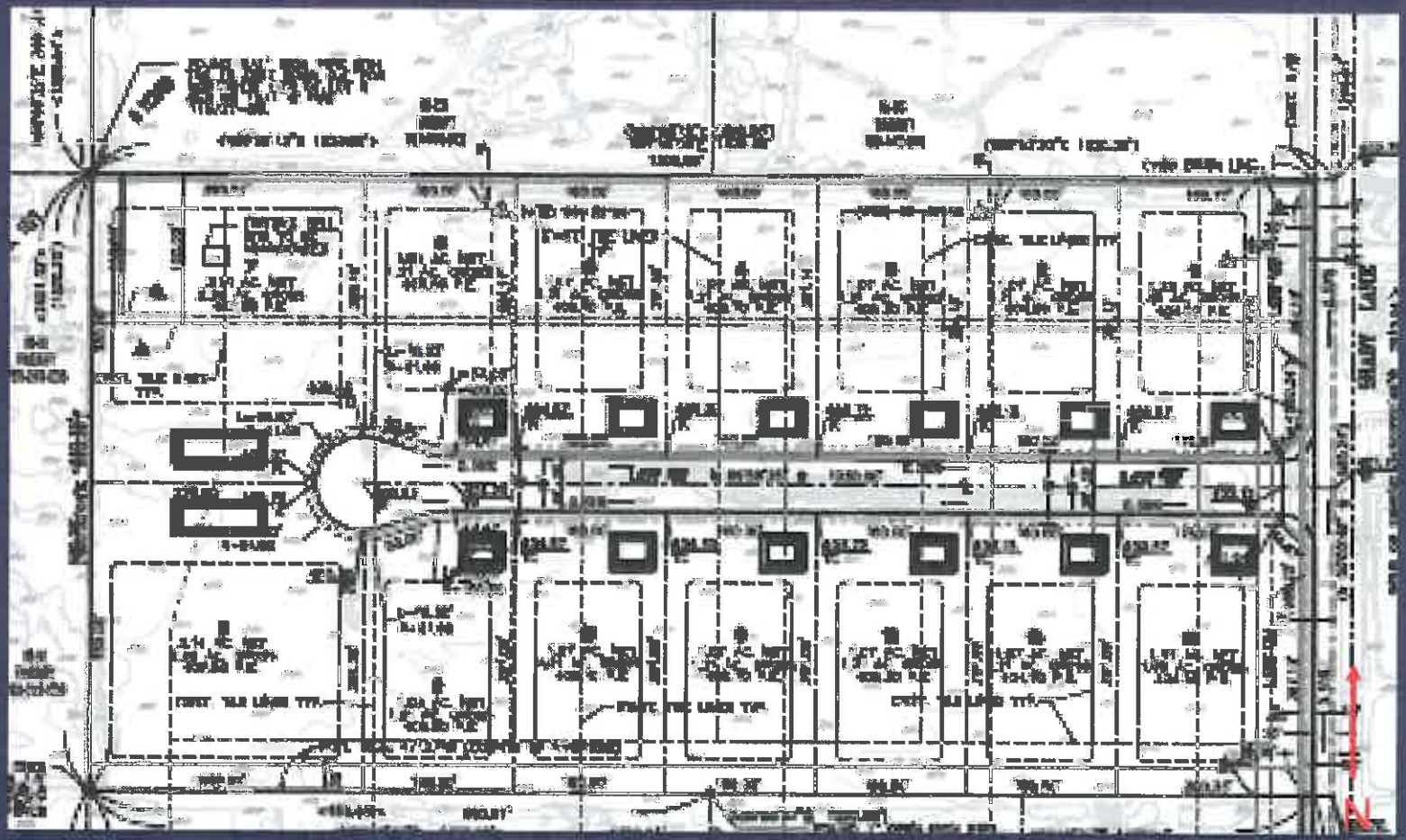
Notes

Tentative Tract Map

PM35408

-20 acres
-14 lots



Extension of Time
Environmental Determination

Project Case Number: PM35408

Original E.A. Number: 41304

Extension of Time No.: First

Original Approval Date: June 27, 2007

Project Location: North of Avenue 55, South of Avenue 54, East of Harrison Street, and West of Shady Lane

Project Description: Schedule "E" Subdivision of 20 acres into 14 industrial lots with parcel sizes ranging from 1.2 gross acres to 2.2 gross acres.

On June 27, 2007, this Tentative Parcel 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:

☐	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.
☒	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.
☐	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.
☐	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: _____ Date: August 3, 2017

Arturo Ortuño, Contract Planner

For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Edward Schiller <eschiller@1ilc.com>
Sent: Wednesday, June 28, 2017 9:06 AM
To: Ortuno, Arturo
Subject: Axceptance of Conditions for EOT PM35408

Good Morning Arturo,

This e-mail is to except the additional conditions listed below for PM 35408.

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

Please let me know the Planning Commission meeting date.

Thank you,

Edward J. Schiller
Innovative Land Concepts, Inc.
Land Development Specialist
72740 Pitahaya Street
Palm Desert, CA 92260
Cell (714) 404-9270
Phone/Fax (760) 262-0029
e-mail, eschiller@1ilc.com

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Wednesday, June 14, 2017 11:10 AM
To: eschiller@1ilc.com
Cc: msmcleod@southwestboulder.com
Subject: 1st EOT PM35408 Recommended Conditions

Good morning,

The County has adopted a few changes to the Extension of Time applications to better streamline the process. The County has determined the following conditions applicable to all tract/parcel EOT applications. Some conditions may have already been "met" if similar to previous conditions. 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 questions or issues as I will try my best to answer or find solutions to your concerns.

PARCEL MAP Parcel Map #: PM35408 Parcel: 763-240-036

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. 42 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

PARCEL MAP Parcel Map #: PM35408 Parcel: 763-240-036

50. PRIOR TO MAP RECORDATION

50.TRANS. 42 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. 4 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)

PARCEL MAP Parcel Map #: PM35408 Parcel: 763-240-036

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 4 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.

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)

PARCEL MAP Parcel Map #: PM35408 Parcel: 763-240-036

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. 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

PARCEL MAP Parcel Map #: PM35408 Parcel: 763-240-036

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: Highgrove
Zoning District: University
Supervisorial District: Second
Project Planner: Arturo Ortuño
Planning Commission Hearing: September 6, 2017

TENTATIVE TRACT MAP NO. 32989
SECOND EXTENSION OF TIME
Applicant: Highgrove Property Owner, 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 10.04 acres into 27 single family residential lots and 2 open space lots for a paseo connection and water detention.

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. 32989**

BACKGROUND:

Tentative Tract Map No. 32989, along with General Plan Amendment No. 742 and Change of Zone No. 7138, was originally approved at Planning Commission on April 5, 2006. The project proceeded to the Board of Supervisors for final approval on June 27, 2006.

The first Extension of Time was approved at Planning Commission on November 16, 2016.

The second Extension of Time was received June 8, 2017, ahead of the expiration date of June 27, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on June 27, 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 27, 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 June 27, 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.

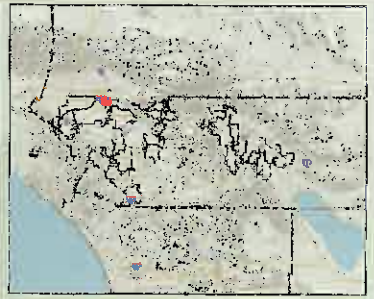
RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32989, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 27, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR32989

Vicinity Map





Legend

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

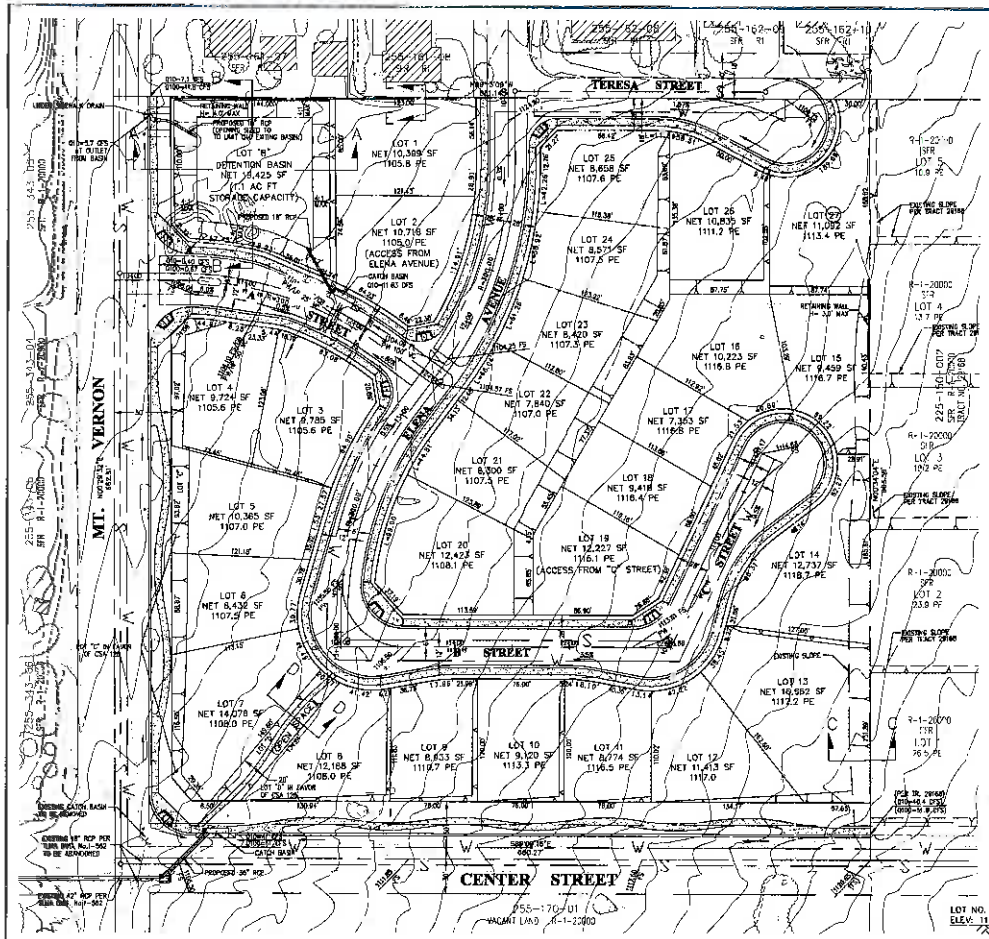
0 1,298 2,595 Feet

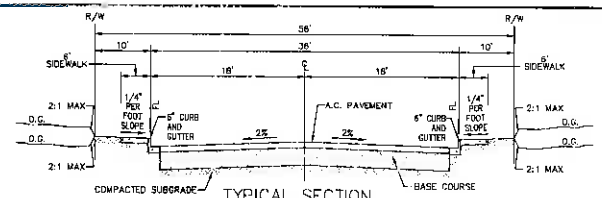
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 7/13/2017 5:27:13 PM

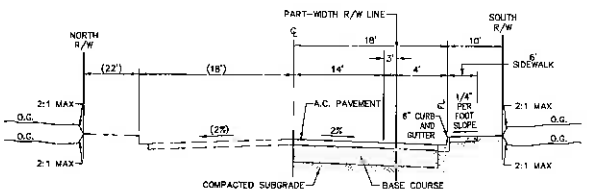
© Riverside County RCIT GIS

Notes



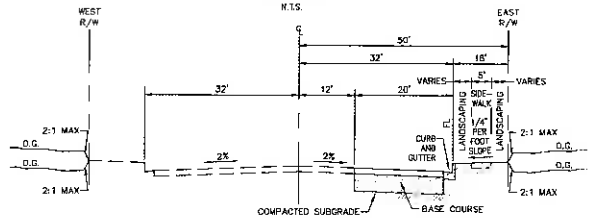


TYPICAL SECTION
"A, B & C" STREETS AND ELENA AVE.
LOCAL STREET
N.T.S.

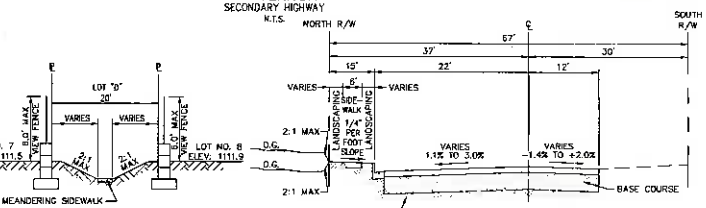


* PART-WIDTH STREET SECTION: 32' IMPROVEMENTS ON 45' R/W

TYPICAL SECTION
TERESA STREET
LOCAL STREET
N.T.S.

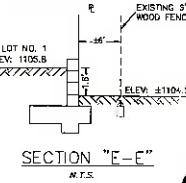


TYPICAL SECTION
MT. VERNON
SECONDARY HIGHWAY
N.T.S.

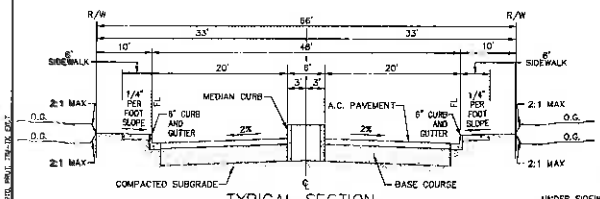


TYPICAL SECTION
CENTER STREET
N.T.S.

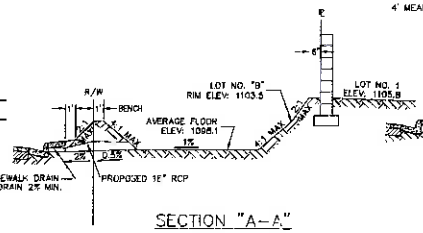
SECTION "D-D"
N.T.S.



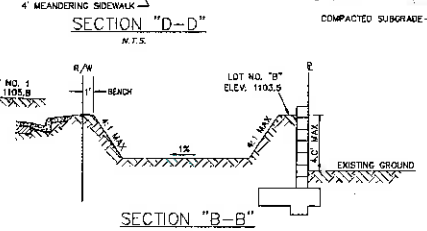
SECTION "E-E"
N.T.S.



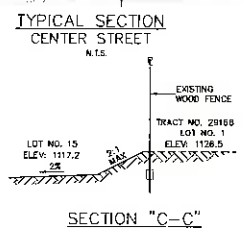
TYPICAL SECTION
"A" STREET ENTRY MEDIAN
LOCAL STREET
N.T.S.



SECTION "A-A"
N.T.S.



SECTION "B-B"
N.T.S.



SECTION "C-C"
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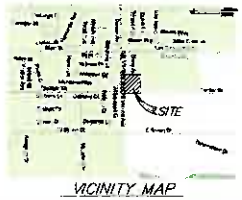


VICINITY MAP
N.T.S.

TENTATIVE TRACT MAP NO. 32989

OWNER / APPLICANT:
VICTORIA HOMES
1795 RIVERVIEW ROAD
SAN BERNARDINO, CA 92408
(909) 557-1400
(909) 557-1414

ENGINEER:
NOLTE ASSOCIATES, INC.
255 EAST RINCON STREET, SUITE 110
CORONA, CA 92879
(951) 739-5700
(951) 739-7510 (FAX)

LEGAL DESCRIPTION:
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9; TOWNSHIP 2 SOUTH; RANGE 4 WEST, SBM, RECORDS OF RIVERSIDE COUNTY

NOTES:
1. ACREAGE: 10.04 ACRES (GROSS); 8.81 ACRES (NET)
2. ASSESSOR'S PARCEL NUMBER: APN 255-150-001
3. THOMAS BROTHERS GUIDE: PAGE 648; F-6; 2004 EDITION
4. GENERAL PLAN:
   A. EXISTING – LOW DENSITY RESIDENTIAL
   B. PROPOSED – SINGLE FAMILY RESIDENTIAL
   C. SPECIFIC PLAN: HIGHGROVE COMMUNITY PLAN COUNTY SERVICES AREA 126
5. ZONING:
   A. EXISTING: R-1-20,000
   B. PROPOSED: R-1
6. LAND USE:
   A. EXISTING – VACANT
   B. PROPOSED – SINGLE FAMILY RESIDENTIAL
7. LOTS 1-27 AND LOTS "A","B","C", AND "D"
   MINIMUM LOT SIZE = 7,200 sq. ft.
   LOT AREAS SHOWN ARE NET.
8. EARTHWORK:
   A. CUT: 26740 CUBIC YARDS
   B. FILL: 18660 CUBIC YARDS
9. PROPOSED IMPROVEMENT SCHEDULE "A"
10. THIS TENTATIVE TRACT MAP INCLUDES ONLY A PORTION OF THE LAND DIVIDER'S CONTIGUOUS OWNERSHIP INTEREST.
11. UTILITY PROVIDERS:
    A. WATER: RIVERSIDE HIGHLAND WATER CO.
    B. SEWER: COUNTY SERVICE AREA
    C. ELECTRICITY: SOUTHERN CALIFORNIA EDISON
    D. GAS: SOUTHERN CALIFORNIA GAS CO.
    E. TELEPHONE: VERIZON
    F. CABLE TV: ADELPHIA CABLE
12. RIVERSIDE UNIFIED SCHOOL DISTRICT
13. THERE ARE NO KNOWN EXISTING WELLS ON OR WITHIN 200' OF THE PROPERTY BOUNDARY.

HAZARD ZONES:
THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "C" (COMMUNITY PANEL 060245007A)
THE PROJECT DOES NOT LIE IN AN AREA SUBJECT TO INUNDATION, OVERFLOWS OR FLOOD HAZARDS.
THE PROJECT DOES NOT LIE WITHIN AN IDENTIFIED LIQUEFACTION ZONE.

RECORDED EASEMENTS:
NONE

SCALE: 1" = 50'

DATE: 6/28/06 TIME: 4:21 pm
SERVER: NONE SERVICE: NONE
PATH: R:\VICTORIA\Cad\CIVIL\TTM
DRAWING NAME: TTM-01.DWG
PLOTTING VIEW: NONE
DESIGNER: ET PROJ. MGR: BK

NO.	BY	DATE	REVISIONS

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

NOLTE
BEYOND ENGINEERING
255 EAST RINCON STREET, SUITE 110 CORONA, CA. 92879
951.739.5700 TEL 951.739.7510 FAX WWW.NOLTE.COM

VICTORIA HOMES
TENTATIVE TRACT MAP NO. 32989
COUNTY OF RIVERSIDE

PREPARED FOR: VICTORIA HOME INC DATE SUBMITTED: 3/24/06

SHEET NUMBER 1 OF 1 SHEETS
SCALE VERTICAL: 1"=N/A HORIZONTAL: 1"=50'
JOB NUMBER 1EB0176

Extension of Time
Environmental Determination

Project Case Number: TR32989

Original E.A. Number: 40102

Extension of Time No.: Second

Original Approval Date: June 27, 2006

Project Location: East of Mount Vernon and North of Center Street

Project Description: Schedule "A" Subdivision of 10.04 acres into 27 single family residential lots and 2 open space lots for a paseo connection and water detention.

On June 27, 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:

☐	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.
☒	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.
☐	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.
☐	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: _____ Date: July 13, 2017

Arturo Ortuño, Contract Planner

For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Jo Faris <jo@alcasainc.com>
Sent: Tuesday, June 27, 2017 3:48 PM
To: Ortuno, Arturo
Cc: CWebb@adkan.com; Brian Woods
Subject: Re: 2nd EOT TR32989 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Flagged

From: Highgrove Property Owner, LLC

4590 MacArthur Blvd, Suite 600

Newport Beach, CA 92660

To: Arturo Ortuño

Contract Planner

Riverside County Planning Dept.

4080 Lemon Street – 12th Floor

Riverside, CA 92501

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32989.

Mr. Ortuno,

Brian Woods asked that I respond to your email. You have requested that the applicant, Highgrove Property Owner, LLC, concur with the addition of the following conditions of approval:

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

TRACT MAP Tract #: TR32989 Parcel: 255-150-001

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 35 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.

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

TRACT MAP Tract #: TR32989 Parcel: 255-150-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 EOT2 - REQ BMP SWPPP WQMP (cont.) RECOMMND

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.

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. 3 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

TRACT MAP Tract #: TR32989 Parcel: 255-150-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 EOT2 -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. 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 provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

3. 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.

4. 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)

TRACT MAP Tract #: TR32989 Parcel: 255-150-001

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 6 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)

1.6

Agenda Item No.
Area Plan: Southwest
ZoningArea: French Valley
Supervisorial District: Third
Project Planner: Ash Syed
Planning Commission Hearing:September 6, 2017

TENTATIVE TRACT MAP NO. 29098
SECOND EXTENSION OF TIME
Applicant: WSI Holdings, LLC
c/o Mike Byer

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: Schedule B - subdivision of 81.4 acres into 39 residential lots with a minimum lot size of 20,000 square feet, four open space lots, one 1.3-acre detention basin, and one 34.4 acre MSHCP conservation area.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to thePlanning 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. 29098**

BACKGROUND:

Tentative Tract Map No. 29098 was originally approved at Planning Commission on July 12, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 6473 where both applications were approved on October 17, 2006.

The First Extension of Time for Tentative Tract Map No. 31314 was approved at Planning Commission on October 20, 2016.

The Second Extension of Time was received August 3, 2017, ahead of the expiration date, October 17, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on August 9, 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 August 9, 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 October 17, 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.

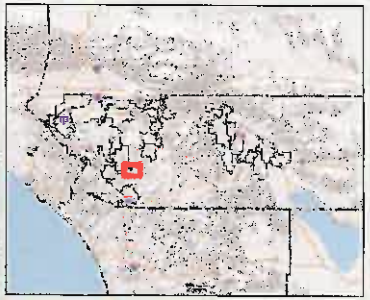
RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29098 extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 17, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR29098

Vicinity Map





Legend

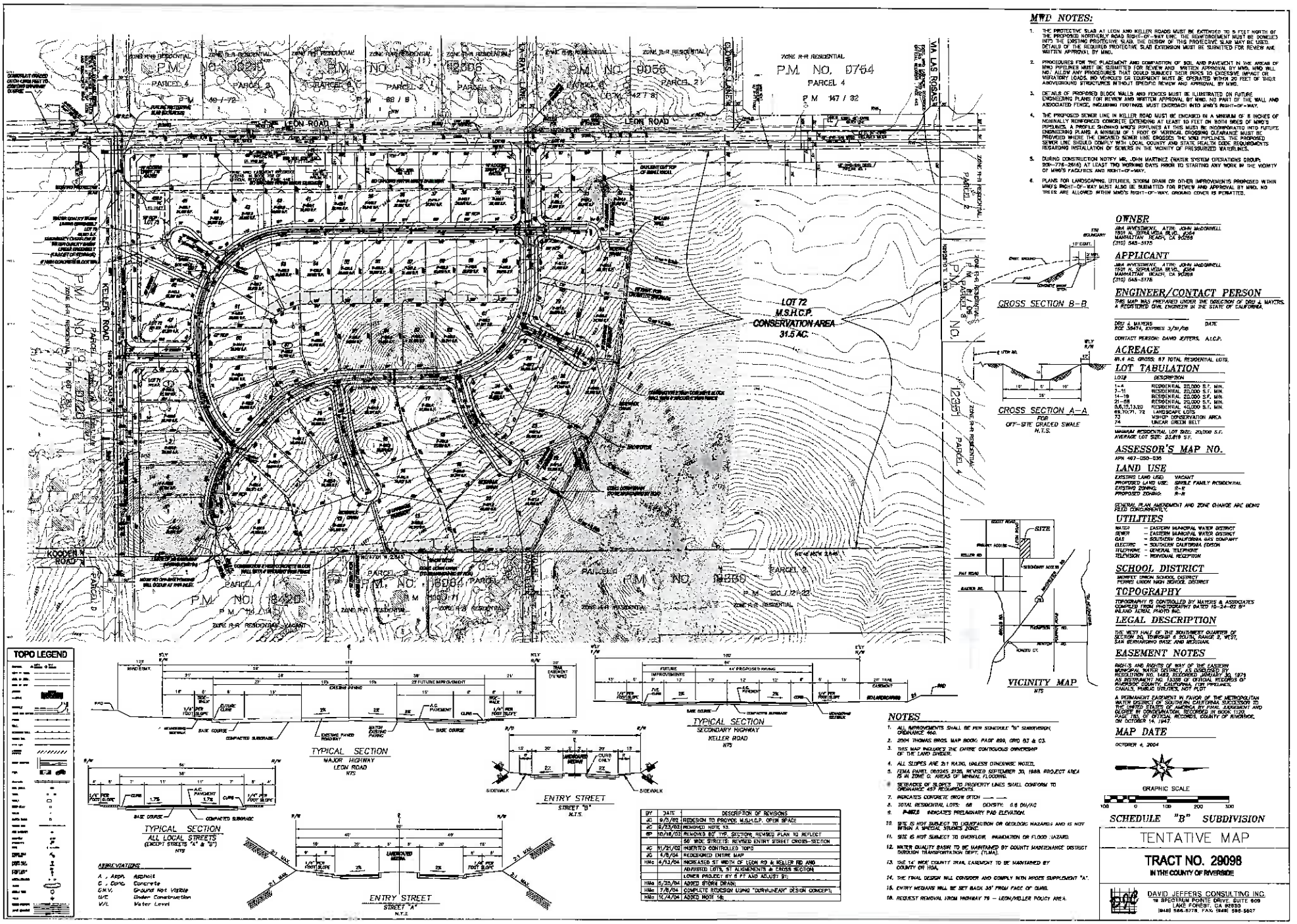
Notes

0 4,550 9,100 Feet

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

REPORT PRINTED ON... 8/8/2017 4:38:08 PM

© Riverside County RCIT GIS



MWD NOTES:

1. THE PROTECTIVE SLAB AT LEON AND KELLER ROADS MUST BE EXTENDED TO 5 FEET NORTH OF THE PROPOSED NORTHERLY ROAD RIGHT-OF-WAY LINE. THE REINFORCEMENT MUST BE DOWELED INTO THE EXISTING PROTECTIVE SLAB. THE DESIGN OF THIS PROTECTIVE SLAB MAY BE USED. DETAILS OF THE REQUIRED PROTECTIVE SLAB EXTENSION MUST BE SUBMITTED FOR REVIEW AND WRITTEN APPROVAL BY MWD.
2. PROCEDURES FOR THE PLACEMENT AND COMPACTION OF SOIL AND PAVEMENT IN THE AREAS OF MWD PIPELINES MUST BE SUBMITTED FOR REVIEW AND WRITTEN APPROVAL BY MWD. MWD WILL NOT ALLOW ANY PROCEDURES THAT COULD SUBJECT THEIR PIPES TO EXCESSIVE IMPACT OR VIBRATION LOADS. NO VEHICLES OR EQUIPMENT MUST BE OPERATED WITHIN 20 FEET OF THEIR ABOVEGROUND STRUCTURES WITHOUT SPECIFIC REVIEW AND APPROVAL BY MWD.
3. DETAILS OF PROPOSED BLOCK WALLS AND FENCES MUST BE ILLUSTRATED ON FUTURE ENGINEERING PLANS FOR REVIEW AND WRITTEN APPROVAL BY MWD. NO PART OF THE WALL AND ASSOCIATED FENCE, INCLUDING FOOTINGS, MUST ENCROACH INTO MWD'S RIGHT-OF-WAY.
4. THE PROPOSED SEWER LINE IN KELLER ROAD MUST BE ENCASED IN A MINIMUM OF 6" 8 INCHES OF NOMINALLY REINFORCED CONCRETE EXTENDING AT LEAST 10 FEET ON BOTH SIDES OF MWD'S PIPELINES. A PROFILE SHOWING MWD'S PIPELINES AT THIS MUST BE INCORPORATED INTO FUTURE ENGINEERING PLANS. A MINIMUM OF 1 FOOT OF VERTICAL CROSSING CLEARANCE MUST BE PROVIDED WHERE THE ENCASED SEWER LINE CROSSES THE MWD PIPELINES. THE PROPOSED SEWER LINE SHOULD COMPLY WITH LOCAL, COUNTY AND STATE HEALTH CODE REQUIREMENTS REGARDING INSTALLATION OF SEWERS IN THE VICINITY OF PRESSURIZED WATERLINES.
5. DURING CONSTRUCTION NOTIFY MR. JOHN MARTINEZ (WATER SYSTEM OPERATIONS GROUP, 909-776-2646) AT LEAST TWO WORKING DAYS PRIOR TO STARTING ANY WORK IN THE VICINITY OF MWD'S FACILITIES AND RIGHT-OF-WAY.
6. PLANS FOR LANDSCAPING, UTILITIES, STORM DRAIN OR OTHER IMPROVEMENTS PROPOSED WITHIN MWD'S RIGHT-OF-WAY MUST ALSO BE SUBMITTED FOR REVIEW AND APPROVAL BY MWD. NO TREES ARE ALLOWED WITHIN MWD'S RIGHT-OF-WAY. GROUND COVER IS PERMITTED.

CROSS SECTION B-B

CROSS SECTION A-A
OFF-SITE GRADED SWALE
N.T.S.

OWNER

JMA INVESTMENTS, ATTN: JOHN McDONNELL
1901 N. SEPULVEDA BLVD., #264
MANHATTAN BEACH, CA 90266
(310) 545-5175

APPLICANT

JMA INVESTMENTS, ATTN: JOHN McDONNELL
1901 N. SEPULVEDA BLVD., #264
MANHATTAN BEACH, CA 90266
(310) 545-5175

ENGINEER/CONTACT PERSON

THIS MAP WAS PREPARED UNDER THE DIRECTION OF DBJ J. MAYERS, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

DBJ J. MAYERS — DATE
RCE 36474, EXPIRES 3/31/06

CONTACT PERSON: DAVID JEFFERS, A.I.C.P.

ACREAGE

81.6 AC. GROSS; 87 TOTAL RESIDENTIAL LOTS.

LOT TABULATION

LOTS	DESCRIPTION
1-4	RESIDENTIAL 20,000 S.F. MIN.
5-11	RESIDENTIAL 20,000 S.F. MIN.
14-19	RESIDENTIAL 20,000 S.F. MIN.
21-68	RESIDENTIAL 20,000 S.F. MIN.
3,8,12,13,20	RESIDENTIAL 40,000 S.F. MIN.
69,70,71, 72	LANDSCAPE LOTS
73	MSHCP CONSERVATION AREA
74	LINEAR GREEN BELT

MINIMUM RESIDENTIAL LOT SIZE: 20,000 S.F.
AVERAGE LOT SIZE: 23,819 S.F.

ASSESSOR'S MAP NO.

APN 467-050-035

LAND USE

EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
EXISTING ZONING: R-R
PROPOSED ZONING: R-R

GENERAL PLAN AMENDMENT AND ZONE CHANGE ARE BEING FILED CONCURRENTLY.

UTILITIES

WATER — EASTERN MUNICIPAL WATER DISTRICT
SEWER — EASTERN MUNICIPAL WATER DISTRICT
GAS — SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC — SOUTHERN CALIFORNIA EDISON
TELEPHONE — GENERAL TELEPHONE
TELEVISION — PERMISSIVE RECEPTION

SCHOOL DISTRICT

MENIFEE UNION SCHOOL DISTRICT
PERRIS UNION HIGH SCHOOL DISTRICT

TOPOGRAPHY

TOPOGRAPHY IS CONTROLLED BY MAYERS & ASSOCIATES COMPILED FROM PHOTOGRAPHY DATED 10-24-02 BY INLAND AERIAL PHOTO INC.

LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EASEMENT NOTES

RIGHTS AND RIGHTS OF WAY OF THE EASTERN MUNICIPAL WATER DISTRICT, AS DISCLOSED BY RESOLUTION NO. 1483, RECORDED JANUARY 30, 1973 AS INSTRUMENT NO. 13338 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR PIPELINES, CANALS, PUBLIC UTILITIES, NOT PLOT.

A PERMANENT EASEMENT IN FAVOR OF THE METROPOLITAN WATER DISTRICT SOUTHERN CALIFORNIA SUCCESSOR TO THE UNITED STATES OF AMERICA BY FINAL JUDGEMENT AND DECREE IN CONDEMNATION, RECORDED IN BOOK 1120, PAGE 183, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE, ON OCTOBER 14, 1947.

VICINITY MAP
NTS

MAP DATE

OCTOBER 4, 2004

GRAPHIC SCALE
100 0 100 200 300

SCHEDULE "B" SUBDIVISION

TENTATIVE MAP

TRACT NO. 29098
IN THE COUNTY OF RIVERSIDE

DAVID JEFFERS CONSULTING INC.
18 SPECTRUM POINTE DRIVE, SUITE 609
LAKE FOREST, CA 92630
(949) 586-5778, FAX: (949) 586-5627

TOPO LEGEND

TYPICAL SECTION
MAJOR HIGHWAY
LEON ROAD
N.T.S.

TYPICAL SECTION
SECONDARY HIGHWAY
KELLER ROAD
N.T.S.

TYPICAL SECTION
ALL LOCAL STREETS
(EXCEPT STREETS "A" & "B")
N.T.S.

ENTRY STREET
STREET "B"
N.T.S.

ENTRY STREET
STREET "A"
N.T.S.

ABBREVIATIONS

A., Asph.	Asphalt
C., Conc.	Concrete
G.N.V.	Ground Not Visible
U/C	Under Construction
W/L	Water Level

NOTES

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "B" SUBDIVISION ORDINANCE 460.
2. 29814 THOMAS BROS. MAP BOOK; PAGE 699, GRID G7 & G8.
3. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDED.
4. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
5. FEMA PANEL 060245 2135, REVISED SEPTEMBER 30, 1988. PROJECT AREA IS IN ZONE C, AREAS OF MINIMAL FLOODING.
6. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
7. INDICATES CONCRETE SWALE DITCH ——
8. TOTAL RESIDENTIAL LOTS: 68 DENSITY: 0.8 DU/AC
9. P=XXX.X INDICATES PRELIMINARY PAD ELEVATION.
10. SITE IS NOT SUBJECT TO LIQUEFACTION OR GEOLOGIC HAZARDS AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
11. SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
12. WATER QUALITY BASIN TO BE MAINTAINED BY COUNTY MAINTENANCE DISTRICT THROUGH TRANSPORTATION DEPT. (TLMA).
13. THE 14' WIDE COUNTY TRAIL EASEMENT TO BE MAINTAINED BY COUNTY OR HOA.
14. THE FINAL DESIGN WILL CONSIDER AND COMPLY WITH MSHCP SUPPLEMENT "A".
15. ENTRY MEDIANS WILL BE SET BACK 30' FROM FACE OF CURB.
16. REQUEST REMOVAL FROM HIGHWAY 79 — LEON/KELLER POLICY AREA.

BY	DATE	DESCRIPTION OF REVISIONS
JD	9/3/02	REDESIGN TO PROVIDE M.S.H.C.P. OPEN SPACE
JC	6/23/03	REMOVED NOTE 13
RP	10/18/02	REMOVED 80' TYP. SECTION; REVISED PLAN TO REFLECT 56' WIDE STREETS; REVISED ENTRY STREET CROSS-SECTION
JC	11/21/02	INSERTED CONTROLLED TOPO
JC	4/8/04	REDESIGNED ENTIRE MAP
HMG	4/13/04	INCREASED ST WIDTH OF LEON RD & KELLER RD AND ADJUSTED LOTS, ST ALIGNMENTS & CROSS SECTION
		LOWER PROJECT BY 5 FT AND ADJUST BY:
HMG	5/25/04	ADDED STORM DRAIN;
HMG	7/8/04	COMPLETE REDESIGN USING "DURWUNEAN" DESIGN CONCEPT;
HMG	10/4/04	ADDED NOTE 16;

Extension of Time
Environmental Determination

Project Case Number: TR29098

Original E.A. Number: EA 37747

Extension of Time No.: Second

Original Approval Date: October 17, 2017

Project Location: North of Keller Road, South of Via Las Rosas, East of Leon Road, West of Kooden Road.

Project Description: Schedule B subdivision of 81.4 acres into 39 residential lots with a minimum lot size of 20,000 square feet, four open space lots, one 1.3-acre detention basin, and one 34.4 acre MSHCP conservation area.

On October 17, 2017, 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:

☐	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.
☒	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.
☐	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.
☐	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: _____ Date: August 9, 2017

Ash Syed, Planner

Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Mike Byer <mbyer@richlandinvestments.com>
Sent: Wednesday, August 09, 2017 4:32 PM
To: Syed, Ashiq
Cc: Mike Byer
Subject: RE: Recommended Conditions of Approval for 2nd EOT of TR29098

Ash-

I am OK with the new added conditions.

50. E HEALTH. 6
50. TRANS. 65
60. BS GRADE. 13
60. TRANS. 1
80. TRANS. 2
90. BS GRADE. 9
90. TRANS. 8

Mike Byer
WSI Land Holdings, LLC
3061 Michelson Drive, Suite 425
Irvine, CA 92612

From: Syed, Ashiq [mailto:ASyed@rivco.org]
Sent: Wednesday, August 09, 2017 4:24 PM
To: Mike Byer <mbyer@richlandinvestments.com>
Subject: Recommended Conditions of Approval for 2nd EOT of TR29098

Mr. Byer,

I am Ash Syed. I have been assigned to process your Extension of Time (EOT) request for TR29098. Attached are the recommended Conditions of Approval (COA).

Attn: Mike Byer
WSI Land Holdings, LLC
3061 Michelson Drive, Suite 425
Irvine, CA 92612

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 29098

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. 6
50. TRANS. 65
60. BS GRADE. 13
60. TRANS. 1
80. TRANS. 2
90. BS GRADE. 9
90. TRANS. 8

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 fora Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru 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 – *Planner*
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Email: asyed@rivco.org
Phone: 951-955-6035

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County of Riverside California

TRACT MAP Tract #: TR29098 Parcel: 467-050-036

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 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. 65 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

TRACT MAP Tract #: TR29098 Parcel: 467-050-036

50. PRIOR TO MAP RECORDATION

50.TRANS. 65 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. 13 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)

TRACT MAP Tract #: TR29098 Parcel: 467-050-036

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.

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. 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)

TRACT MAP Tract #: TR29098 Parcel: 467-050-036

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

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 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

TRACT MAP Tract #: TR29098 Parcel: 467-050-036

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 EOT2 - WQMP COMP AND BNS REG (cont.) RECOMMND

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: Elsinore
ZoningDistrict: Lakeland Village
Supervisorial District: First
Project Planner: Ash Syed
Planning Commission Hearing: September 6, 2017

TENTATIVE TRACT MAP NO. 32585
SECOND EXTENSION OF TIME
Applicant: Sunwoon Lakeview LLC
c/o Dana Kuhn

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: Schedule "A" subdivision of 46.7-gross acres into 138 residential lots with a minimum lot size of 7,200 sq. ft., a 1.7-gross acre park site, a 30,927 sq. ft. pocket park site, a 0.38 acre water quality basin, and three (3) Open Space lots. The proposed subdivision is to be developed in three (3) phases.

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. 32585**

BACKGROUND:

Tentative Tract Map No. 32585 was originally approved at Planning Commission on July, 12, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7082 where both applications were approved on October 17, 2006.

The First Extension of Time for Tentative Tract Map No. 32585 was approved at Planning Commission on December 7, 2016.

The Second Extension of Time was received August 3, 2017, ahead of the expiration date, October 17, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on August 9, 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 August 9, 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 October 17, 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.

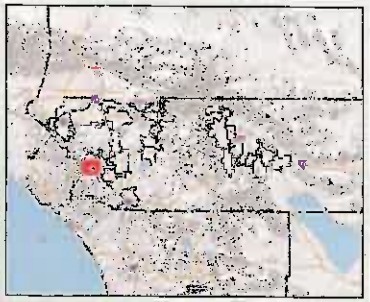
RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32585, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 17, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR32585

Vicinity Map





Legend

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Notes

LOT SUMMARY:

LOT #	LOT SIZE AREA (SF)	GRADED AREA (SF)	NET (SF)	AVERAGE LOT WIDTH
1	7500	6962	6962	60'±
2	9300	8645	8645	80'
3	7811	6750	6750	100'
4	526027	8420	8420	80'
5	7435	5850	5850	75'
6	7435	5850	5850	75'
7	7035	5850	5850	75'
8	10489	7450	7450	100'
9	10984	9281	9281	88'
10	9180	6958	6958	88'
11	8968	8796	8796	107'
12	8300	8150	8150	107'
13	8278	8278	8278	107'
14	8280	8281	8281	107'
15	17650	7442	7442	107'
16	7435	5850	5850	75'
17	7435	5850	5850	75'
18	7435	5850	5850	75'

Extension of Time
Environmental Determination

Project Case Number: TR32585

Original E.A. Number: EA39886

Extension of Time No.: Second

Original Approval Date: October 17, 2006

Project Location: Southwest of Grand Avenue, Southeast of Dreycott Way, Northwest of Jamieson Street.

Project Description: Schedule "A" subdivision of 46.7-gross acres into 138 residential lots with a minimum lot size of 7,200 sq. ft., a 1.7-gross acre park site, a 30,927 sq. ft. pocket park site, a 0.38 acre water quality basin, and three (3) Open Space lots. The proposed subdivision is to be developed in three (3) phases.

On October 17, 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:

☐	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.
☒	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.
☐	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.
☐	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: _____ Date: August 3, 2017

Ash Syed, Planner

Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Dana Kuhn <dkuhn@sunwoodventures.com>
Sent: Wednesday, August 09, 2017 11:10 AM
To: Syed, Ashiq
Cc: Erendira Cervantes
Subject: Re: Recommended Conditions of Approval for 2nd EOT of TR32585

Hi Ashiq –

I have read the conditions and I agree to them. Please proceed.

Thank you,

Dana Kuhn
Sunwood Ventures
O (619) 573-1805 | C (619) 993-3705

From: "Syed, Ashiq" <ASyed@rivco.org>
Date: Thursday, August 3, 2017 at 1:19 PM
To: Dana Kuhn <dkuhn@sunwoodventures.com>
Subject: Recommended Conditions of Approval for 1st EOT of TR32585

Ms. Kuhn,

I am Ash Syed. I have been assigned to process your Extension of Time (EOT) request for TR32585. Attached are the recommended Conditions of Approval (COA).

Attn: Dana Kuhn
10035 Carroll Canyon Road, Suite A
San Diego, CA 92131

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32585

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. 45
60. BS GRADE. 16
60. TRANS. 1
80. TRANS. 5

90. BS GRADE. 11
90. TRANS. 7

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 fora Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru 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 – *Planner*
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Email: **asyed@rivco.org**
Phone: 951-955-6035

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County of Riverside California

TRACT MAP Tract #: TR32585 Parcel: 387-180-001

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. 45 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

TRACT MAP Tract #: TR32585 Parcel: 387-180-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 45 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. 16 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)

TRACT MAP Tract #: TR32585 Parcel: 387-180-001

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.

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. 5 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 #: TR32585 Parcel: 387-180-001

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 11 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. 7 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

TRACT MAP Tract #: TR32585 Parcel: 387-180-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 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)

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Ash Syed
Planning Commission Hearing: September 6, 2017

TENTATIVE TRACT MAP NO. 30806
FOURTH EXTENSION OF TIME
Applicant: SR Conestoga
c/o Jim Lytle

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: Schedule A - subdivision of 84.3 acres into 192 residential lots and 7 open space 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:

FOURTH EXTENSION OF TIME REQUEST for **TENTATIVE TRACT MAP NO. 30806**

BACKGROUND:

Tentative Tract Map No. 30806 was originally approved at Planning Commission on September 22, 2004.

The First Extension of Time for Tentative Tract Map No. 30806 was approved at Planning Commission on July 16, 2014.

The Second Extension of Time for Tentative Tract Map No. 30806 was approved at Planning Commission on December 2, 2015.

The Third Extension of Time for Tentative Tract Map No. 30806 was approved at Planning Commission on October 5, 2016.

The Fourth Extension of Time was received July 31, 2017, ahead of the expiration date, September 22, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on August 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 August 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.

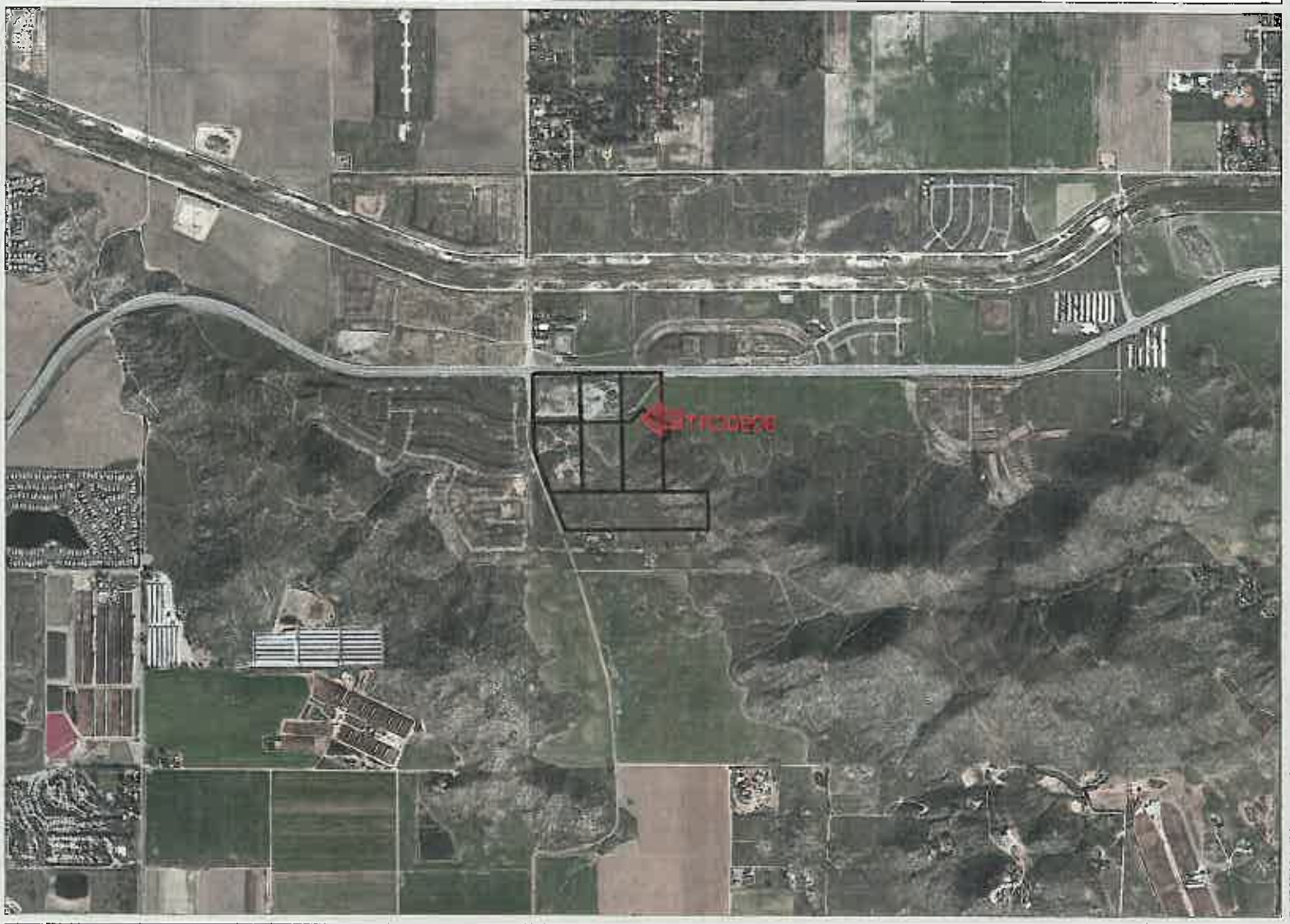
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 22, 2018. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.

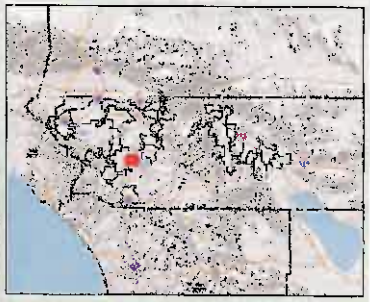
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30806, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 22, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

4th EOT for TR30806

Vicinity Map





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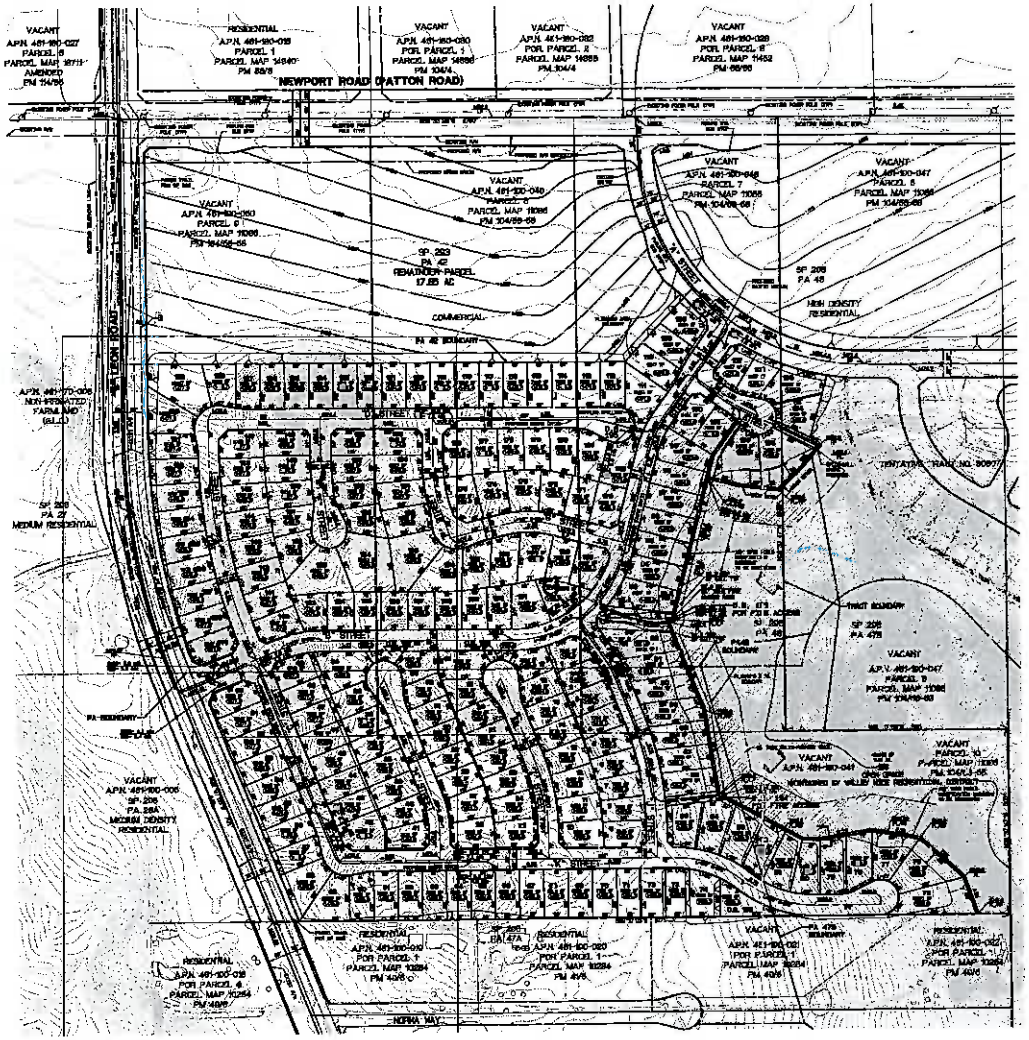
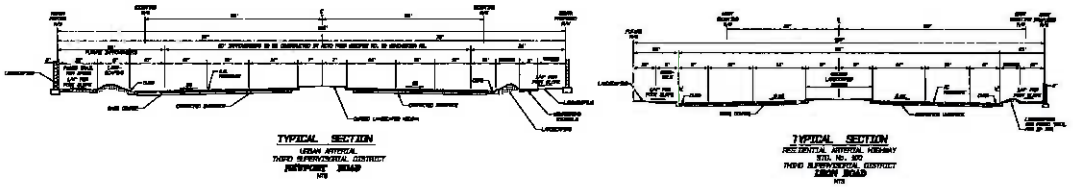
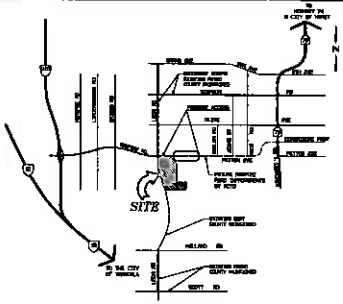
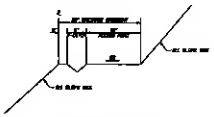
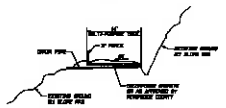
Notes

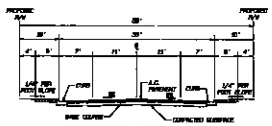


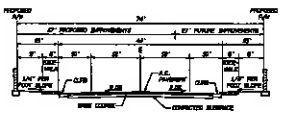


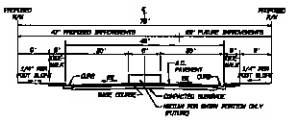


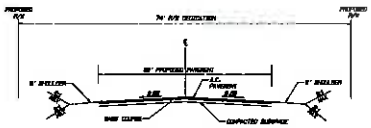












OWNER\APPLICANT

ENGINEER

ASSESSOR'S PARCEL No'S

ACREAGE

LAND USE

UTILITIES

SCHOOL DISTRICT

LEGAL DESCRIPTION

EASEMENTS

NOTES

LEGEND

EXHIBIT "A" AMENDED MAP NO. 3
SCHEDULE "A" SUBDIVISION

TENTATIVE MAP
TRACT NO. 30806

Extension of Time
Environmental Determination

Project Case Number: TR30806

Original E.A. Number: EA38798

Extension of Time No.: Fourth

Original Approval Date: September 22, 2004

Project Location: North of Norma Way, South of Domenigoni Parkway, East of Leon Road.

Project Description: Schedule A - subdivision of 84.3 acres into 192 residential lots and 7 open space lots.

On September 22, 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:

☐	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.
☒	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.
☐	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.
☐	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: _____ Date: August 14, 2017

Ash Syed, Planner

Charissa Leach, P.E. Assistant TLMA Director

RANCON GROUP

August 14, 2017

To: Ash Syed

From: Jim Lytle

Re: Acceptance of EOT-4 Conditions of Approval for CASE TR30806

Mr. Syed:

I am the applicant for the EOT Case TR30806. I accept the following conditions of approval associated with this Extension of Time Request.

Prior to Map Recordation

1. Health Department
   50.E HEALTH.7–EOT-4 REQ E HEALTH DOCUMENTS
2. Trans Department
   50.TRANS-38-EOT-4 FINAL ACCESS AND MAINTENANCE

Prior to Grading Permit Issuance

3. BS Grade Department
   60.BS GRADE.15-EOT-4 REQ BMP SWPPP WQMP
4. Trans Department
   60.TRANS.2-EOT-4 FINAL WQMP FOR GRADING

Prior to Grading Building Permit Issuance

5. Trans Department
   80.TRANS.5 EOT-4 WQMP AND MAINTENANCE

Prior to Building Final Inspection

6. BS Grade Department
   90.BS GRADE.11 EOT-4 WQMP REQUIRED
7. Trans Department
   90.TRANS.12 EOT-4 WQMP COMP AND BNS REG

Regards,

Jim Lytle

41391 Kalmia Street, Ste 200 Murrieta CA 92562
Tel: 951-696-0600 Fax: 951-834-9801

TRACT MAP Tract #: TR30806 Parcel: 461-190-049

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7 EOT4 - 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. 38 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

TRACT MAP Tract #: TR30806 Parcel: 461-190-049

50. PRIOR TO MAP RECORDATION

50.TRANS. 38 EOT4 - 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. 15 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.

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 #: TR30806 Parcel: 461-190-049

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2 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.

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. 5 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 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 #: TR30806 Parcel: 461-190-049

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 11 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)

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

TRACT MAP Tract #: TR30806 Parcel: 461-190-049

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 EOT4 - 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)

1.9

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Homeland
Supervisorial District: Third
Project Planner: Ash Syed
Planning Commission Hearing: September 6, 2017

TENTATIVE TRACT MAP NO. 29327
FIRST EXTENSION OF TIME
Applicant: Psomas c/o Jason Holt

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 21.1 Gross Acres into 78 single family residential lots with a minimum lot size of 7,200 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:

FIRST EXTENSION OF TIME REQUEST for **TENTATIVE TRACT MAP NO. 29327**

BACKGROUND:

Tentative Tract Map No. 29327 was originally approved at Planning Commission on April 4, 2007.

The First Extension of Time was received February 21, 2017, ahead of the expiration date, April 4, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on July 26, 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 July 26, 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 April 4, 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.

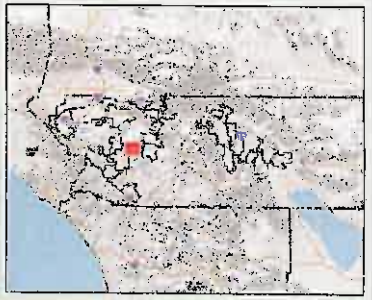
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29327 extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 4, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR29327

Vicinity Map





Legend

- City Boundaries
- Cities

0 2,858 5,715 Feet

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

REPORT PRINTED ON... 7/20/2017 3:07:43 PM

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Notes

TENTATIVE MAP
TRACT No.29327

GENERAL NOTES

APPLICANT/OWNER
FIESTA DEVELOPMENT, INC.
470 E. HARRISON STREET
CORONA, CA. 92879
TEL. NO. (951) 898-1892

ENGINEER
PSOMAS
3010 IOWA AVENUE, SUITE 101
RIVERSIDE, CALIFORNIA 92507
PH (951) 787-6421

ACREAGE
21.1 AC. GROSS; 20.4 AC. NET
MINIMUM LOT SIZE: 7200 S.F.
76 RESIDENTIAL LOTS
1 EASEMENT
79 LOTS TOTAL

ASSESSOR'S MAP NO.
457-340-021

LAND USE
EXISTING LAND USE: AGRICULTURAL
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
EXISTING ZONING: MENIFEE NORTH, S.P. 260/R1 (AMENDED)
PROPOSED ZONING: MENIFEE NORTH S.P. 260/R1 (AMENDED)
PORTION PA 42– 120 DU'S ALLOWED – 41 LOTS IN TRACT
PORTION PA 45– 152 DU'S ALLOWED – 74 LOTS IN TRACT

UTILITIES
WATER – EASTERN MUNICIPAL WATER DISTRICT
SEWER – EASTERN MUNICIPAL WATER DISTRICT
GAS – SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC – SOUTHERN CALIFORNIA EDISON
TELEPHONE – GENERAL TELEPHONE
TELEVISION – INDIVIDUAL RECEPTION

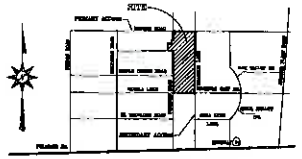
SCHOOL DISTRICT
ROMOLAND ELEMENTARY SCHOOL AND
PERRIS UNION HIGH SCHOOL DISTRICT

TOPOGRAPHY
RIVERSIDE COUNTY FLOOD CONTROL TOPO
DATED 10-30-87

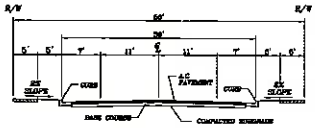
LEGAL DESCRIPTION
A PORTION OF PARCEL 4 OF PARCEL MAP NO. 7736 RECORDED IN BOOK 28 PAGE 6-7 OF PARCEL MAPS AND PARCEL 6 OF PARCEL MAP NO. 9051 RECORDED IN BOOK 40 PAGE 13-16 OF PARCEL MAPS, RECORDED OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 7 T. 6 S., R. 2 W., S.B.M.

NOTES
1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION, ORDINANCE 460.
2. 2004 THOMAS BROS. MAP BOOK: PAGE 909, GRID A7–97 AND 936, GRID A2, B-2&3
3. THIS MAP DOES NOT INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDED.
4. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
5. FEMA PANEL 060245 2135 A, DATED APRIL 15, 1980 AREA IN ZONE C AREAS OF MINIMAL FLOODING.
6. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
7. ——— INDICATES DRAINAGE SWALES.
8. (42.0) INDICATES PRELIMINARY PAD ELEVATION.
9. SITE IS NOT SUBJECT TO LIQUEFACTION OR GEOLOGIC HAZARDS AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
10. SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
11. PROJECT IS WITHIN MANNER NORTH SPECIFIC PLAN No. 260 AND #1 EIR No. 329
12. NO KNOWN EXISTING WELLS ON PROPERTY.
13. NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
14. NO PROPOSED STRUCTURES OR DWELLINGS ON SITE.
15. THIS PROJECT IS NOT ZONED R-2.
16. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
17. PROJECT IS WITHIN COMMUNITY SERVICES AREA 43.
18. THERE ARE NO EASEMENTS OF RECORD
19. THERE ARE NO PROPOSED OR EXISTING PUBLIC UTILITY EASEMENTS, TRANSMISSION LINES, POWER POLES, TELEPHONE POLES, OR UNDERGROUND UTILITIES ON OR ABUTTING THE PROPERTY.
20. THERE ARE NO COMMON AREAS, OPEN SPACE, OR RECREATIONAL AREAS ON SITE
21. ENTRY MONUMENTATION PER DESIGN AND LANDSCAPING GUIDELINES IN THIRD AND FIFTH SUPERVISORIAL DISTRICT.
22. ——— INDICATES PROPOSED RETAINING AND/OR FREESTANDING WALL
24. ALL STREETS ARE PROPOSED PUBLIC STREETS.
25. THE FINAL GRADING DESIGN WILL COINCIDE AND COMPLY WITH NPDES SUPPLEMENT A
26. ALL OF THE DRAINAGE FACILITIES WILL INCLUDE FOSSIL FILTERS AT CATCH BASINS.

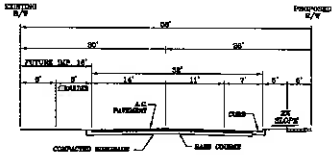
DRAINAGE NOTE
1. LINE I OF THE ROMELAND/ROMOLAND ADP SHALL BE IN PLACE FROM AN OUTLET ACCEPTABLE TO RCFC ON THE SOUTH SIDE OF HIGHWAY 74 AT BRIGGS ROAD TO BRANSON LANE AND WATSON ROAD, PRIOR TO CONSTRUCTION OF ANY RESIDENTIAL UNITS.
2. NO ONSITE DETENTION BASINS WIL BE CONSTRUCTED. LINE I WILL REDUCE FLOW IN ALL EVENTS THROUGH TRACT.



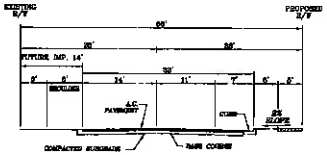
VICINITY MAP
NTS
PRIMARY ACCESS: WATSON ROAD TO SKIRMAS ROAD TO RTE 74
SECONDARY ACCESS: BRANSON LANE TO HWY 74 THROUGH TRACT 29306



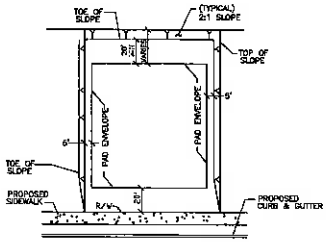
TYPICAL SECTION
NTS
GENERAL LOCAL STREET
STD. No. 105A
THIRD SUPERVISORIAL DISTRICT STANDARDS
"A" DRIVE THRU "D" DRIVE



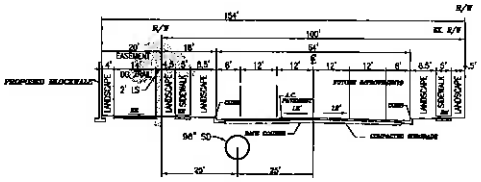
TYPICAL SECTION
NTS
GENERAL LOCAL STREET
STD. No. 105A
PIERSON ROAD
BRANSON LANE



TYPICAL SECTION
NTS
GENERAL LOCAL STREET
STD. No. 105A
WESTERN VIEW DRIVE



TYPICAL LOT DRAINAGE DETAIL
N.T.S.



TYPICAL SECTION
N.T.S.
SECONDARY HIGHWAY
STD. No. 102
WATSON ROAD

LOT#	LOT AREA	PAD AREA	LOT#	LOT AREA	PAD AREA	LOT#	LOT AREA	PAD AREA	LOT#	LOT AREA	PAD AREA
1	8,516 SF	9,021 SF	21	8,544 SF	8,547 SF	41	8,280 SF	7,436 SF	61	8,090 SF	8,739 SF
2	8,565 SF	8,186 SF	22	8,672 SF	8,979 SF	42	7,600 SF	6,903 SF	62	8,415 SF	8,940 SF
3	8,336 SF	8,266 SF	23	9,521 SF	8,436 SF	43	7,600 SF	6,795 SF	63	12,018 SF	11,374 SF
4	8,336 SF	8,073 SF	24	9,370 SF	8,433 SF	44	7,790 SF	6,857 SF	64	9,230 SF	8,364 SF
5	8,336 SF	7,863 SF	25	9,219 SF	8,300 SF	45	7,276 SF	6,736 SF	65	8,533 SF	8,940 SF
6	8,336 SF	7,874 SF	26	9,203 SF	8,741 SF	46	9,546 SF	9,426 SF	66	11,701 SF	11,247 SF
7	8,336 SF	7,703 SF	27	9,143 SF	8,560 SF	47	10,027 SF	10,027 SF	67	8,206 SF	7,900 SF
8	9,520 SF	7,995 SF	28	13,279 SF	13,279 SF	48	10,224 SF	10,224 SF	68	8,569 SF	8,609 SF
9	7,760 SF	7,752 SF	29	11,977 SF	11,977 SF	49	7,878 SF	7,878 SF	69	9,418 SF	9,139 SF
10	7,540 SF	7,540 SF	30	7,736 SF	7,737 SF	50	7,293 SF	7,293 SF	70	8,988 SF	8,516 SF
11	7,540 SF	7,840 SF	31	7,861 SF	7,612 SF	51	9,080 SF	7,095 SF	71	9,360 SF	8,819 SF
12	7,540 SF	7,540 SF	32	8,110 SF	7,956 SF	52	7,215 SF	7,127 SF	72	9,360 SF	8,643 SF
13	7,540 SF	7,540 SF	33	7,722 SF	7,865 SF	53	7,216 SF	7,127 SF	73	9,360 SF	8,706 SF
14	7,540 SF	7,540 SF	34	7,722 SF	7,499 SF	54	7,556 SF	7,556 SF	74	9,400 SF	9,220 SF
15	7,540 SF	7,540 SF	35	7,722 SF	7,545 SF	55	9,100 SF	7,950 SF	75	9,100 SF	7,447 SF
16	7,540 SF	7,474 SF	36	7,761 SF	7,365 SF	56	8,710 SF	8,065 SF	76	9,400 SF	8,694 SF
17	7,540 SF	7,440 SF	37	7,605 SF	7,472 SF	57	8,710 SF	8,065 SF	77	9,400 SF	7,617 SF
18	8,196 SF	7,741 SF	38	7,605 SF	7,605 SF	58	8,710 SF	7,933 SF	78	10,154 SF	8,648 SF
19	10,533 SF	8,820 SF	39	7,722 SF	7,581 SF	59	8,690 SF	8,857 SF			
20	10,069 SF	8,437 SF	40	8,471 SF	8,277 SF	60	8,637 SF	8,368 SF			

AMENDED NO. 5

Underground Service Alert
Call: TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 62663
EXPIRATION DATE: 6-30-07 DATE:

PLANS PREPARED BY:
PSOMAS
3010 Iowa Avenue Suite 101 Riverside, CA 92507
(951) 787-6421 Fax (951) 682-3579
SCALE: AS SHOWN
DATE: AUGUST 2006

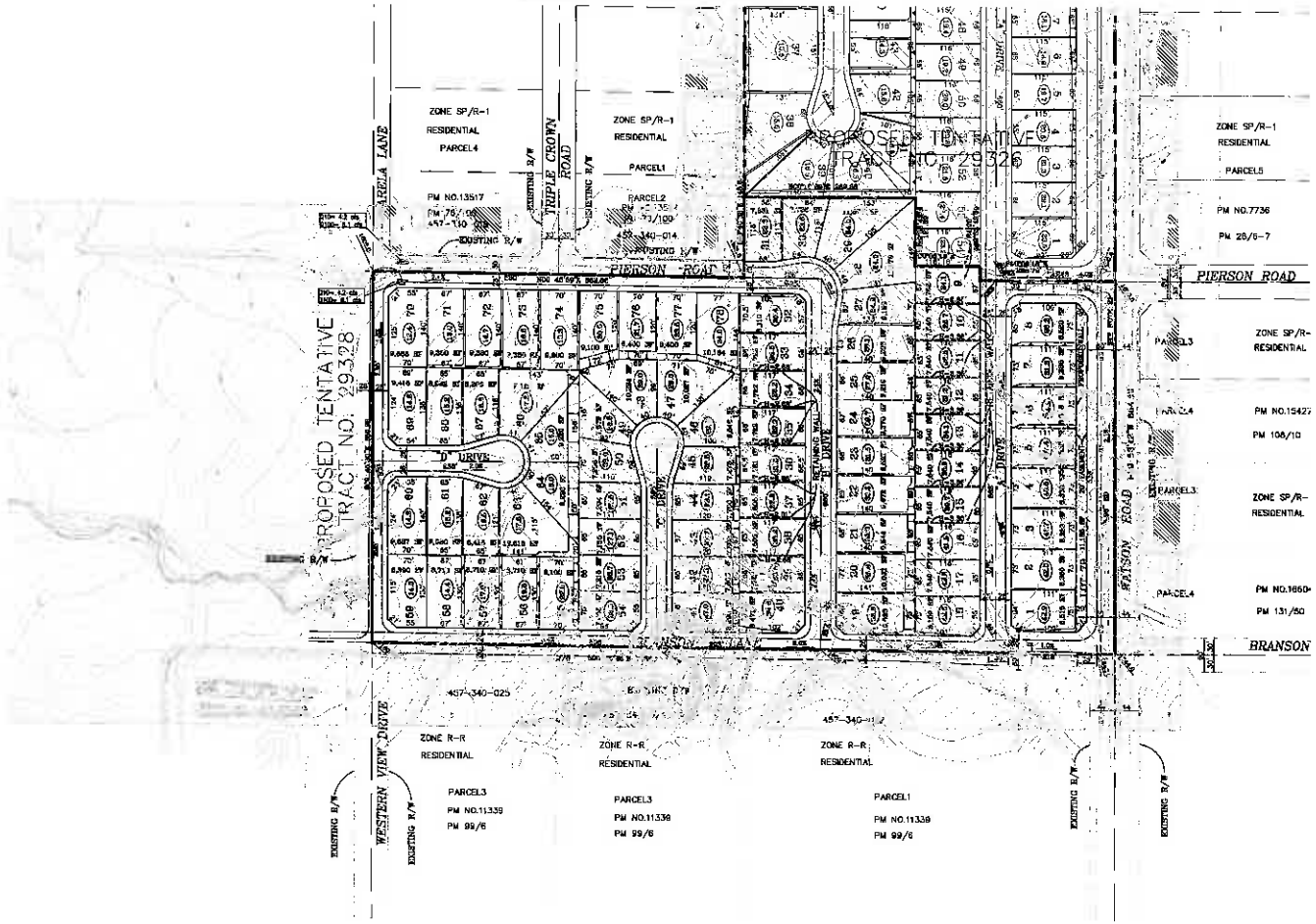
MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DRAWN BY	CHECKED BY	

BEING A SUBDIVISION OF A PORTION OF PARCEL 4 OF PARCEL MAP NO. 7736 RECORDED IN BOOK 28, PAGE 6-7 OF PARCEL MAPS AND PARCEL 6 OF PARCEL MAP NO. 9051 RECORDED IN BOOK 40, PAGE 13-16 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 7, T. 6 S., R. 2 W., S.B.M.

TRACT 29327
TENTATIVE MAP
FOR: FIESTA DEVELOPMENT

PROJ. NO.
SHEET 1 OF 2
FILE NO.: 1089-010

TENTATIVE MAP
TRACT No.29327


PROPOSED TENTATIVE TRACT NO. 29328
PROPOSED TENTATIVE TRACT NO. 29327
ZONE SP/R-1 RESIDENTIAL PARCEL4
ZONE SP/R-1 RESIDENTIAL PARCEL1
ZONE SP/R-1 RESIDENTIAL PARCEL5
ZONE SP/R- RESIDENTIAL PARCEL3
ZONE SP/R- RESIDENTIAL PARCEL3
ZONE R-R RESIDENTIAL
ZONE R-R RESIDENTIAL
ZONE R-R RESIDENTIAL
PARCEL3 PM NO.11339 PM 99/6
PARCEL3 PM NO.11339 PM 99/6
PARCEL1 PM NO.11339 PM 99/6
PM NO.13517
PM NO.7736
PM 28/6-7
PM NO.15427
PM 106/10
PM NO.1660-
PM 131/50
457-340-014
457-340-025
457-340-011
ARELA LANE
TRIPLE CROWN ROAD
PIERSON ROAD
PIERSON ROAD
PIERSON ROAD
BRANSON
WESTERN VIEW DRIVE
EXISTING R/W
EXISTING R/W
EXISTING R/W

Extension of Time
Environmental Determination

Project Case Number: TR29327

Original E.A. Number: EA38502

Extension of Time No.: First

Original Approval Date: April 4, 2007

Project Location: North of Carmen Avenue, South of Aloma Drive, East of Orange Street, West of Broadway Street.

Project Description: Subdivision of 17.2 acres into 55 single family residential lots with a minimum lot size of 7,200 square feet, and two open space lots for a regional trail and water quality basin.

On April 4, 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:

☐	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.
☒	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.
☐	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.
☐	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: _____ Date: August 10, 2017

Ash Syed, Planner — Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Jason Holt <JHolt@diversifiedpacific.com>
Sent: Wednesday, July 26, 2017 11:13 AM
To: Syed, Ashiq
Subject: RE: Recommended Conditions of Approval for 1st EOT of TR29327

Good morning Ash,

We have reviewed the recommended conditions of approval for Extension of Time request for TR29327 and have accepted the conditions in their entirety; they are listed below.
50. E HEALTH. 6
50. TRANS. 33
60. BS GRADE. 10
60. TRANS. 1
80. TRANS. 2
90. BS GRADE. 3
90. TRANS. 11

Thank you,

From: Jason Holt
Sent: Wednesday, July 26, 2017 11:07 AM
To: 'Syed, Ashiq'
Subject: RE: Recommended Conditions of Approval for 1st EOT of TR29327

Good morning Ash,

We have reviewed the conditions and they acceptable.

Thank you,

From: Syed, Ashiq [mailto:ASyed@rivco.org]
Sent: Thursday, July 20, 2017 4:41 PM
To: Jason Holt
Subject: Recommended Conditions of Approval for 1st EOT of TR29327

Mr. Holt,

I am Ash Syed. I have been assigned to process your Extension of Time (EOT) request for TR29327. Attached are the recommended Conditions of Approval (COA).

Attn: Psomas c/o Jason Holt
2010 Iowa Avenue, Suite 101
Riverside, CA 92507

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 29327.

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. 6
50. TRANS. 33
60. BS GRADE. 10
60. TRANS. 1
80. TRANS. 2
90. BS GRADE. 3
90. TRANS. 11

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 fora Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru 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 – *Planner*
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Email: asyed@rivco.org
Phone: 951-955-6035

TRACT MAP Tract #: TR29327 Parcel: 457-340-021

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 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. 33 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)

TRACT MAP Tract #: TR29327 Parcel: 457-340-021

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 10 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 #: TR29327 Parcel: 457-340-021

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. 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)

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 #: TR29327 Parcel: 457-340-021

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. 11 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)

1.10

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Homeland
Supervisorial District: Third
Project Planner: Ash Syed
Planning Commission Hearing:September 6, 2017

TENTATIVE TRACT MAP NO. 31820
SECOND EXTENSION OF TIME
Applicant: Peter Pitassi

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 4.92 acres into 17 single family residential lots and one open space lot for water quality.

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. 31820**

BACKGROUND:

Tentative Tract Map No. 31820 was originally approved at Planning Commission on April 5, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 6928 and General Plan Amendment No. 689 where all three applications were approved on May 2, 2006.

The First Extension of Time for Tentative Tract Map No. 31820 was approved at Planning Commission on November 2, 2016.

The Second Extension of Time was received February 21, 2017, ahead of the expiration date, May 2, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on July 26, 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 July 26, 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.

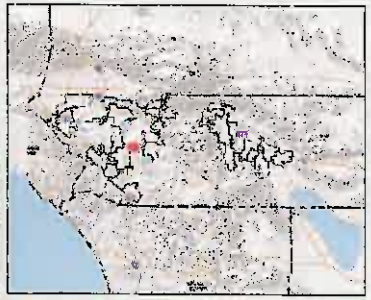
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 2, 2018. If a final map has not been recorded prior this date, a third extension 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. 31820 extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 2, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR31820





Legend

- City Boundaries
- Cities

0 1,350 2,700 Feet

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

REPORT PRINTED ON... 7/24/2017 11:52:06 AM

© Riverside County RCIT GIS

Notes

Vicinity Map

TENTATIVE TRACT MAP NO. 31820

IN THE COUNTY OF RIVERSIDE, CA

(AMENDED MAP NO. 2)

GENERAL NOTES:

DATE PREPARED
NOVEMBER 16, 2005

LAND OWNER / APPLICANT
HERITAGE DISCOUNT HOMES, LLC
1303 SOUTH ESCONDIDO BLVD.
ESCONDIDO, CA 92025
CONRAD MENCONI AND BETTY MENCONI
TOM ZAMBITO
14059 RANCHO COPA RD.
VALLEY CENTER, CA. 92082
PHONE NO. (760)751-0528

ENGINEER
ACD ENGINEERING, INC.
43020 BLACKDEER LOOP, #201
TEMECULA, CA 92590
TEL: (951) 587-9841
FAX: (951) 587-9842

NPDES STATEMENT OF COMPLIANCE
THE PROPOSED DEVELOPMENT WILL COMPLY WITH SUPPLEMENT 'A' OF THE NPDES GUIDELINES TO ENSURE ALL RUNOFF WILL FOLLOW PROPER BMP PRACTICES.

ASSESSORS PARCEL NUMBERS
457-350-008, & 012

LEGAL DESCRIPTION
THE REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED THE FOLLOWS:

PARCEL 2 OF PARCEL MAP 13595 AS SHOWN BY MAP ON FILE IN BOOK 76 PAGE 39 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

COMMUNITY SERVICE DISTRICT
THERE IS NO PROPOSED COMMUNITY SERVICE DISTRICT

ZONING AND LAND USE
EXISTING ZONING & LAND USE: C-P-S, COMMERCIAL
PROPOSED ZONING & LAND USE: R-1, MDR

UTILITIES

WATER:	EASTERN MUNICIPAL WATER DISTRICT
SEWER:	EASTERN MUNICIPAL WATER DISTRICT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
GAS:	SOUTHERN CALIFORNIA GAS
TELEPHONE:	VERIZON TELEPHONE

SCHOOL DISTRICT
ROMOLAND SCHOOL DISTRICT (ELEMENTARY)
PERRIS UNION HIGH SCHOOL

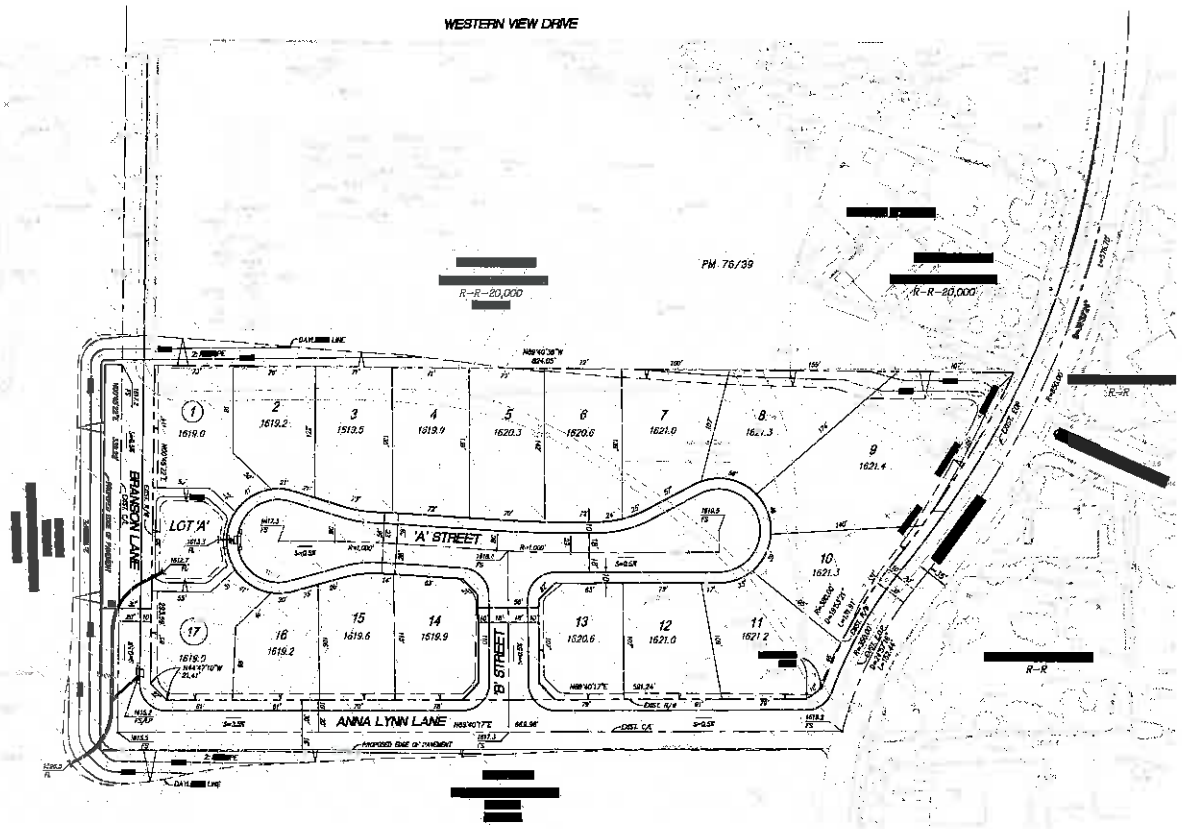
ACREAGE
4.92 AC NET

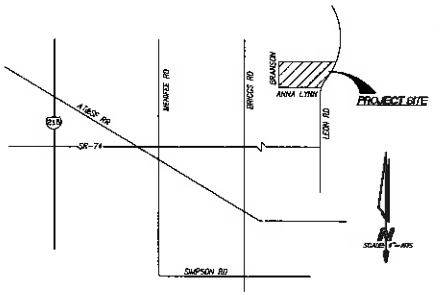
TOPOGRAPHY SOURCE
FLOWN BY: AERIAL SURVEY
4748 BROWSTEIN CT.
TEMECULA, CA 92592
DATE FLOWN: 07-27-05

GEOLOGIC HAZARD NOTE
NONE

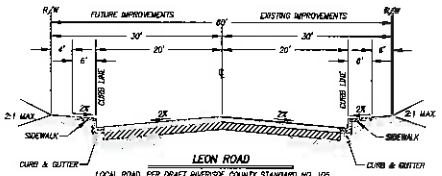
FLOOD ZONE
NOT DESIGNATED IN A FEMA FLOOD HAZARD ZONE

CONTIGUOUS OWNERSHIP
TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP

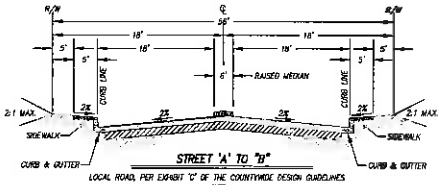




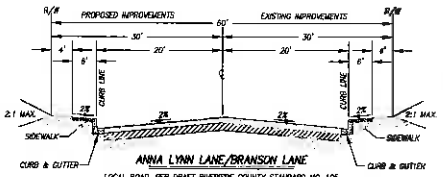
VICINITY MAP
NO SCALE
639 A2



LEON ROAD
LOCAL ROAD, PER DRAFT RIVERSIDE COUNTY STANDARD NO. 105
W/IN 45' PART-WIDTH R/W
NTS



STREET 'A' TO 'B'
LOCAL ROAD, PER EXHIBIT 'C' OF THE COUNTYWIDE DESIGN GUIDELINES
NTS



ANNA LYNN LANE/BRANSON LANE
LOCAL ROAD, PER DRAFT RIVERSIDE COUNTY STANDARD NO. 105
W/IN 45' PART-WIDTH R/W
NTS

GENERAL COMMENTS:

1) NO WELLS EXIST ON SITE.

2) LAND IS NOT WITHIN A SPECIAL STUDIES ZONE AND LAND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARD.

3) LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.

4) LOT 'A' WILL SERVE AS A DETENTION/WATER QUALITY BASIN TO MITIGATE INCREASE IN RUNOFF AND TO ELIMINATE POTENTIAL POLLUTANTS OF CONCERN. THE BASIN WILL BE MAINTAINED BY THE COUNTY.

LEGEND

TRACT BOUNDARY	
LOT NUMBER	1 - @ - BEGIN & END LOT #'S
PAD ELEVATION	1388.6
FINISHED SURFACE	FS
HIGH POINT	HP
EDGE OF PAVEMENT	EOP
PROPOSED 2:1 SLOPE	
PROPOSED EASEMENT	
DRAINAGE DIRECTION	

N
SCALE: 1" = 50'
GRAPHIC SCALE
50 0 25 50 100
1" = 50'

LOT NUMBER	GROSS AREA (SF)	NET AREA (SF)
1	9,451	9,451
2	9,180	9,180
3	9,464	9,464
4	8,742	8,742
5	7,981	8,265
6	10,119	10,119
7	12,369	12,369
8	11,448	11,448
9	18,858	19,858
10	10,010	10,010
11	10,388	10,388
12	8,850	8,850
13	8,150	8,150
14	8,270	8,270
15	8,215	8,215
16	7,151	7,243
17	9,250	9,250
A	8,526	8,526

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: FAA DRAWN BY: FAA CHECKED BY: FAA

REGISTERED PROFESSIONAL ENGINEER FRANK A. ARTIGA No. C 51960 EXP. 9/30/07 CIVIL STATE OF CALIFORNIA

ACD ENGINEERING
43020 BLACKDEER LOOP, #201, TEMECULA, CA 92590
PH. (951) 587-9841 • FAX (951) 587-9842

PREPARED BY: FRANK A. ARTIGA R.C.E. NO. 51960
EXP. DATE: 09-30-07
DATE:

SHEET TITLE:
TITLE / GRADING SHEET

SCALE: AS SHOWN

1 OF 1 SHEETS

COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP 31820

3/14/2006 9:39:32 AM

Extension of Time
Environmental Determination

Project Case Number: TR31820

Original E.A. Number: EA39419

Extension of Time No.: Second

Original Approval Date: May 2, 2006

Project Location: North of Anna Lyn Lane, East of Branson Lane, South of Western View Drive, and West of Leon Road.

Project Description: Subdivision of 17.42 acres into 55 single family residential lots with a minimum lot size of 7,200 square feet, and two open space lots for a regional trail and water quality basin.

On May 2, 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:

☐	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.
☒	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.
☐	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.
☐	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: _____ Date: August 10, 2017

Ash Syed, Planner

Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Jason Holt <JHolt@diversifiedpacific.com>
Sent: Wednesday, July 26, 2017 11:12 AM
To: Syed, Ashiq; Peter Pitassi
Subject: RE: Recommended Conditions of Approval for 1st EOT of TR31820

Good morning Ash,

We have reviewed the recommended conditions of approval for Extension of Time request for TR31820 and have accepted the conditions in their entirety; they are listed below.
50. E HEALTH. 8
50. TRANS. 32
60. BS GRADE. 14
60. TRANS. 1
80. TRANS. 3
90. BS GRADE. 3
90. TRANS. 6

Thank you,

From: Syed, Ashiq [mailto:ASyed@rivco.org]
Sent: Monday, July 24, 2017 2:07 PM
To: Peter Pitassi
Cc: Jason Holt
Subject: Recommended Conditions of Approval for 1st EOT of TR31820

Mr. Pitassi,

I am Ash Syed. I have been assigned to process your Extension of Time (EOT) request for TR31820. Attached are the recommended Conditions of Approval (COA).

Attn: Peter Pitassi
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31820

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. 8
50. TRANS. 32

60. BS GRADE. 14
60. TRANS. 1
80. TRANS. 3
90. BS GRADE. 3
90. TRANS. 6

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 fora Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru 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 – *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.
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County of Riverside California

TRACT MAP Tract #: TR31820 Parcel: 457-350-008

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 32 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. 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

TRACT MAP Tract #: TR31820 Parcel: 457-350-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 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.

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)

TRACT MAP Tract #: TR31820 Parcel: 457-350-008

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3 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. 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.

TRACT MAP Tract #: TR31820 Parcel: 457-350-008

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 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. 6 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)

1.11

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Homeland
Supervisorial District: Third
Project Planner: Ash Syed
Planning Commission Hearing: September 6, 2017

TENTATIVE TRACT MAP NO. 29328
FIRST EXTENSION OF TIME
Applicant: Romoland Watson 206, 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 for the recordation of the final map to subdivide 19.32 net acres into 74 single family residential lots with a minimum lot size of 7,200 square feet and 1 detention basin. The project also includes a 12-foot wide community trail located within the State Highway 74 right-of-way.

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. 29328**

BACKGROUND:

Tentative Tract Map No. 29328 was originally approved at Planning Commission on July 11, 2007. It proceeded to the Board of Supervisors where it was approved on August 28, 2007.

The First Extension of Time was received June 13, 2017, ahead of the expiration date, July 11, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on July 21, 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 July 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 July 11, 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.

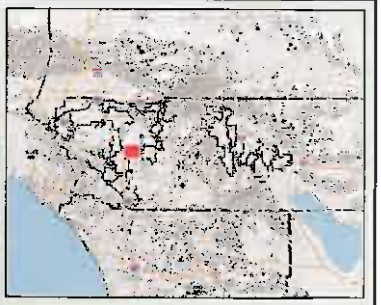
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29328, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 11, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR29328

Vicinity Map





Legend

- City Boundaries
- Cities

0 2,697 5,395 Feet

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

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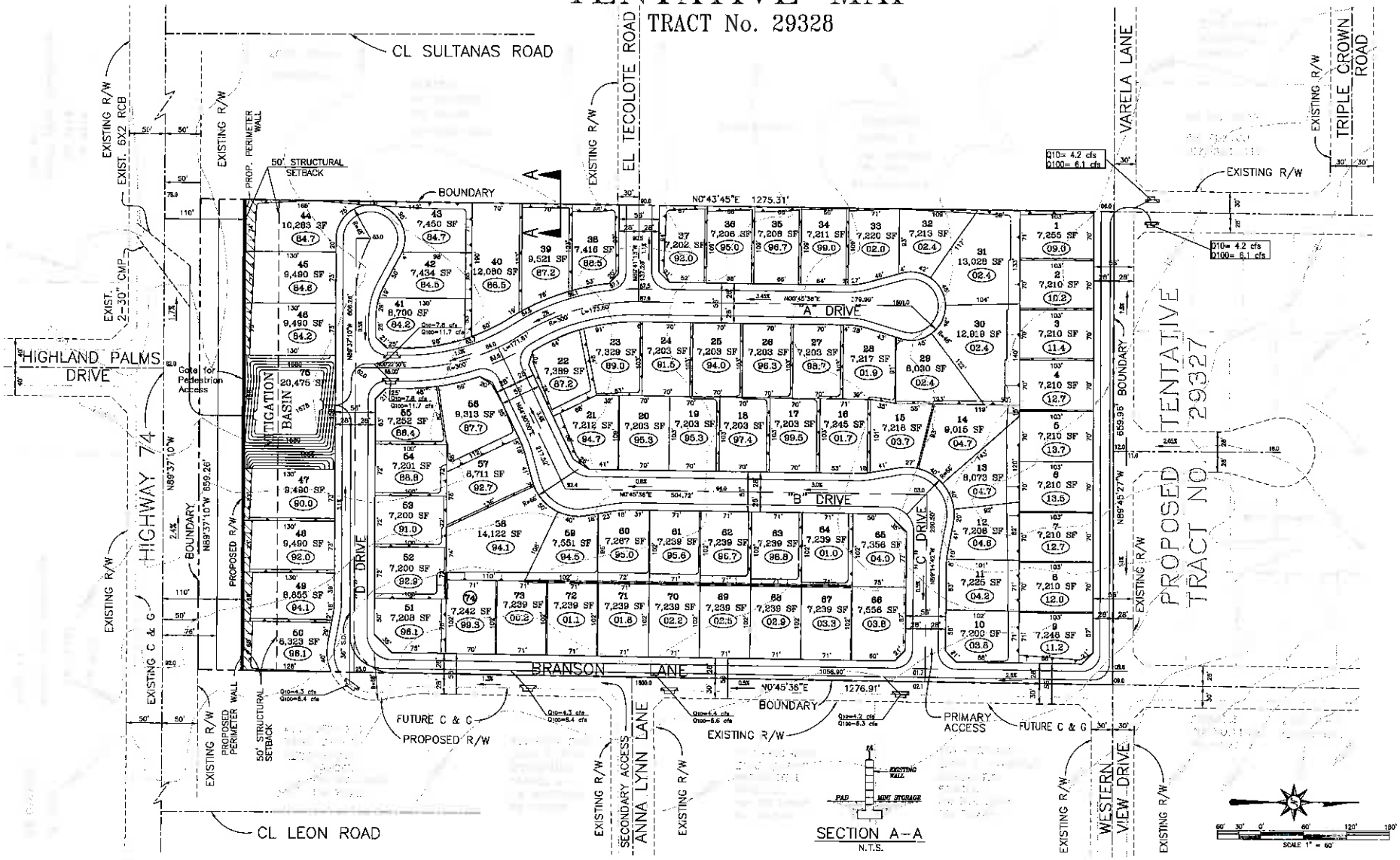
Notes

TENTATIVE MAP

TRACT No. 29328



Underground Service Alert
DIAL TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

PREPARED UNDER THE DIRECTION OF:
THOMAS S. LOVE
R.C.E. No. 50993
EXP. DATE: 9-30-07
DATE

PLANS PREPARED BY:
PSOMAS
2010 Iowa Avenue Suite 101 Riverside, CA 92507
(951) 787-8421 Fax (951) 682-3379
SCALE: AS SHOWN
DATE: SEPTEMBER 2006

MARK	REVISIONS	APPR.	DATE

DESIGNED BY TSL DRAWN BY HRR CHECKED BY TSL

BEING A SUBDIVISION OF PARCEL 9 OF PARCEL MAP NO. 9021 RECORDED IN BOOK 40, PAGE 13-15 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 7, T. 5S., R. 2W., S.B.M.

TRACT 29328
TENTATIVE MAP
FOR: FIESTA HOMES

PROJ. NO.
SHEET 2 OF 3
FILE NO.: 1069-010

Extension of Time
Environmental Determination

Project Case Number: TR29328

Original E.A. Number: EA38503

Extension of Time No.: First

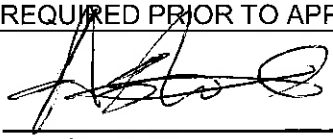
Original Approval Date: July 11, 2007

Project Location: North of US Highway 74, South of Triple Crown Road, East of Pierson Road, West of Leon Road.

Project Description: Subdivision of 19.32 net acres into 74 single family residential lots with a minimum lot size of 7200 square feet and 1 detention basin. The project also includes a 12' wide community trail located within the SH-74 right-of-way.

On July 11, 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:

☐	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.
☒	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.
☐	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.
☐	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:  Date: August 10, 2017

Ash Syed, Planner

Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Jason Holt <JHolt@diversifiedpacific.com>
Sent: Friday, July 21, 2017 4:33 PM
To: Syed, Ashiq
Subject: RE: Recommended Conditions of Approval for 1st EOT of TR29328

Good afternoon Ash,

I hope your day is going well. I approve the recommended conditions, please proceed. Thank you for your help and patience with my questions.

Thanks,

From: Syed, Ashiq [mailto:ASyed@rivco.org]
Sent: Tuesday, July 11, 2017 2:36 PM
To: Jason Holt
Subject: Recommended Conditions of Approval for 1st EOT of TR29328

Hello,

Just following up on the email I had sent you back on June 19th. I need your acceptance of the Conditions of Approval before I can complete and submit this EOT to the Planning Commission.

Thanks!

Ash Syed – *Contract Planner*
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Email: asyed@rivco.org
Phone: 951-955-6035

From: Syed, Ashiq
Sent: Monday, June 19, 2017 4:55 PM
To: jholt@diversifiedpacific.com
Subject: Recommended Conditions of Approval for 1st EOT of TR29328

Hello,

I am Ash Syed. I have been assigned to process your Extension of Time (EOT) request for TR29328. Attached are the recommended Conditions of Approval (COA).

Attn: Romoland Watson 206, LLC
10621 Civic Center Drive,

Rancho Cucamonga, CA 91730

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 29328.

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. 6
50. TRANS. 37
60. BS GRADE. 10
60. TRANS. 1
80. TRANS. 2
90. BS GRADE. 3
90. TRANS. 10

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 fora Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru 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

TRACT MAP Tract #: TR29328 Parcel: 457-350-006

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 MAP - HAZMAT PHASE II NOTAPPLY

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

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 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. 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

TRACT MAP Tract #: TR29328 Parcel: 457-350-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 37 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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. 10 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 #: TR29328 Parcel: 457-350-006

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 #: TR29328 Parcel: 457-350-006

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

TRACT MAP Tract #: TR29328 Parcel: 457-350-006

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)

1.12

Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Ash Syed
Planning Commission Hearing: September 6, 2017

TENTATIVE TRACT MAP NO. 32819
FIRST EXTENSION OF TIME
Applicant: Steve Converse, AIA

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: Schedule D subdivision of 84.69 gross acres into 12 clustered residential lots with a 1.5 acre minimum. Additionally, the project proposes one 20.06-acre commercial winery lot, and three production lots totaling 31.56 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. 32819**

BACKGROUND:

Tentative Tract Map No. 32819 was originally approved at Planning Commission on May 3, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7087 where both applications were approved on January 30, 2007.

The First Extension of Time was received July 26, 2016, ahead of the expiration date, January 30, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on August 15, 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 August 15, 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 January 30, 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.

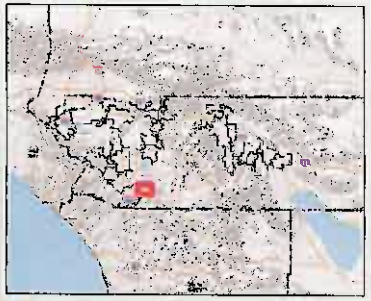
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32819, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 30, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR32819

Vicinity Map





Legend

0 4,073 8,146 Feet

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

REPORT PRINTED ON... 3/3/2017 3:03:05 PM

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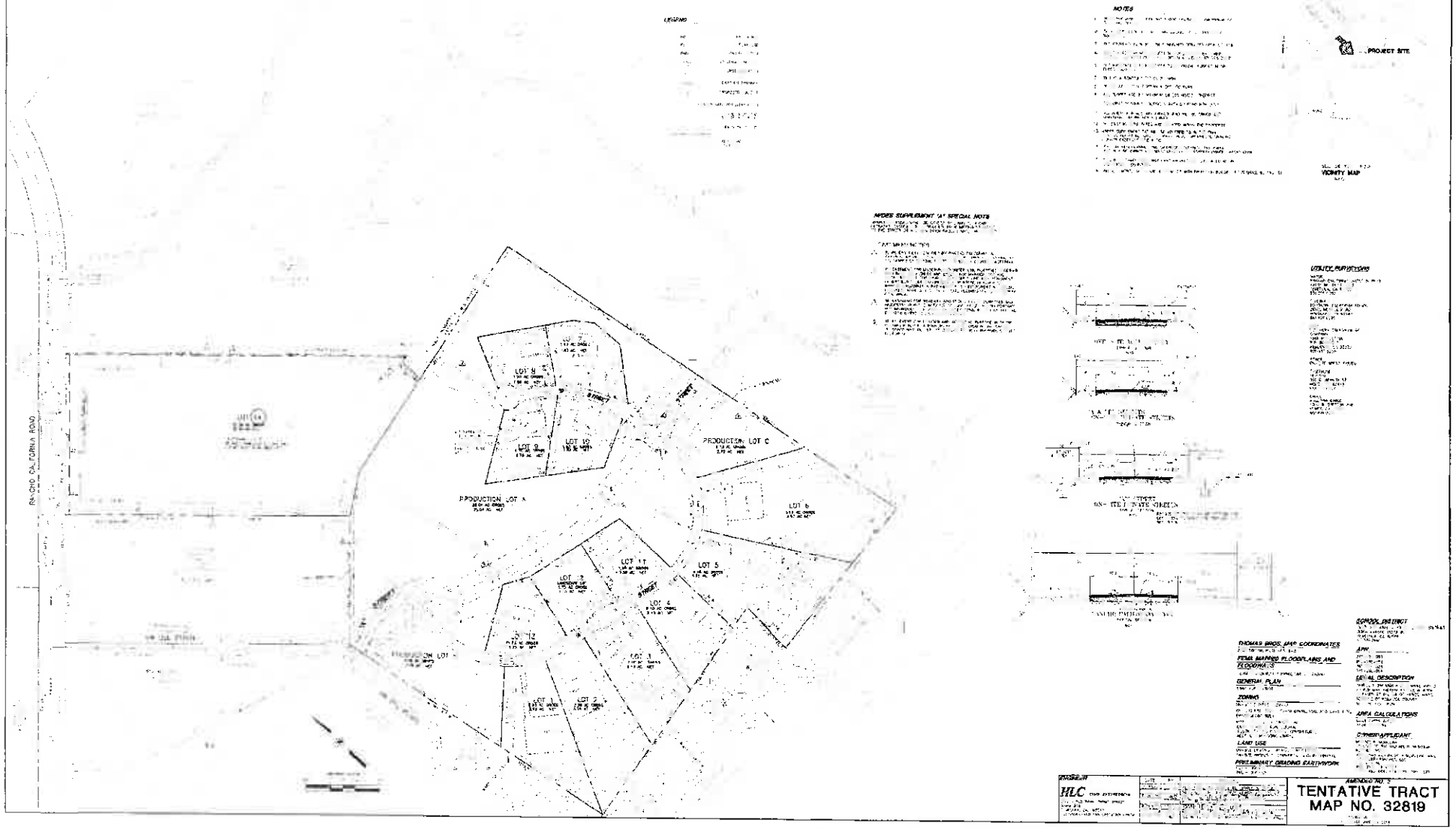
Notes

TENTATIVE TRACT MAP NO. 32819

AMENDED NO. 3



Extension of Time
Environmental Determination

Project Case Number: TR32819

Original E.A. Number: EA39902

Extension of Time No.: First

Original Approval Date: May 3, 2006

Project Location: Southeast of Rancho California Road, East of Via Del Ponte, South of Monte De Oro Road.

Project Description: Schedule D subdivision of 84.69 gross acres into 12 clustered residential lots with a 1.5 acre minimum. Additionally, the project proposes one 20.06-acre commercial winery lot, and three production lots totaling 31.56 gross acres.

On May 3, 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:

☐	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.
☒	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.
☐	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.
☐	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: _____ Date: August 15, 2017

Ash Syed, Planner

Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Michael R. McMillan <mike@xoproperties.com>
Sent: Tuesday, August 15, 2017 11:58 AM
To: 'steve converse'; Syed, Ashiq
Subject: RE: Recommended Conditions of Approval for 1st EOT of TR32819

Good day Mr. Syed,

As you can see Mr. Steve Converse forwarded me your email and attached conditions concerning our EOT for TR32819.
I have reviewed the recommended COA, and ACCEPT ALL NEW CONDITIONS, including

50. E HEALTH. 1
50. TRANS. 15
60. BS GRADE. 14
60. TRANS. 1
80. TRANS. 1
90. BS GRADE. 3
90. TRANS. 3

Please accept this approval and request the EOT request continue forward in the process.

Thank you for your time and handling of this matter,

-Michael R. McMillan

From: steve converse [mailto:steveconverse@hotmail.com]
Sent: Monday, August 07, 2017 12:00 PM
To: Syed, Ashiq
Cc: Mike McMillan
Subject: Re: Recommended Conditions of Approval for 1st EOT of TR32819

Ash,

I will forward your email to the owner so he can respond to you.

Sincerely,
Steve Converse

From: Syed, Ashiq <ASyed@rivco.org>
Sent: Thursday, August 3, 2017 4:01 PM
To: steveconverse@hotmail.com
Subject: Recommended Conditions of Approval for 1st EOT of TR32819

Mr. Converse,

I am Ash Syed. I have been reassigned to process your Extension of Time (EOT) request for TR32819 from Dionne Harris. Attached are the recommended Conditions of Approval (COA).

Attn: Steve Converse
640 Old Mill Road
San Marino, CA 91108

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32819

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. 1
50. TRANS. 15
60. BS GRADE. 14
60. TRANS. 1
80. TRANS. 1
90. BS GRADE. 3
90. TRANS. 3

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 fora Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru 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.

TRACT MAP Tract #: TR32819 Parcel: 942-220-006

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. 15 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 #: TR32819 Parcel: 942-220-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 15 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 #: TR32819 Parcel: 942-220-006

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.

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. 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 #: TR32819 Parcel: 942-220-006

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. 3 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

TRACT MAP Tract #: TR32819 Parcel: 942-220-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 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)

1.13

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Ash Syed
Planning Commission Hearing: September 6, 2017

TENTATIVE TRACT MAP NO. 32394
SECOND EXTENSION OF TIME
Applicant: Trip Hord Associates
c/o Trip Hord

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: Schedule A - Subdivide 39.83 acres into 166 residential 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. 32394**

BACKGROUND:

Tentative Tract Map No. 32394 was originally approved at Planning Commission on July 12, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7054 where both applications were approved on August 29, 2006.

The revised permit for Tentative Tract Map No. 32394 was originally approved at Planning Commission on September 17, 2014. It proceeded to the Board of Supervisors along with Change of Zone No. 7789 where both applications were approved on April 7, 2015.

The First Extension of Time for the revised permit for Tentative Tract Map No. 32394 was approved at Planning Commission on September 14, 2016.

The Second Extension of Time was received July 19, 2017, ahead of the expiration date, August 29, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on July 26, 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 July 26, 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.

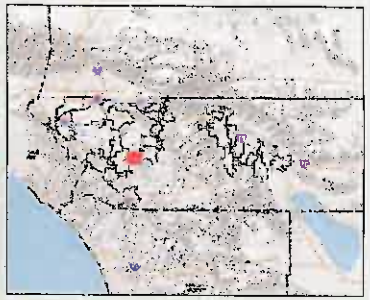
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become August 29, 2018. If a final map has not been recorded prior this date, a third 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. 32394 extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 29, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR32394





Legend

- City Boundaries
- Cities

0 2,881 5,761 Feet

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

REPORT PRINTED ON... 7/26/2017 9:27:33 AM

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Notes

TENTATIVE TRACT NO. 32394 R1

BEING A SUBDIVISION OF PARCEL 6 ON A MAP FILED IN BOOK 1, PAGE 11 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
SECTION 29, T5S, R2W.

DATE 5/13/13

LOT NO.	AREA (SQ.FT.)
1	5,628
2	5,800
3	5,800
4	5,800
5	5,597
6	5,346
7	13,266
8	10,660
9	4,939
10	5,244
11	5,250
12	5,250
13	5,250
14	5,250
15	5,250
16	5,975
17	7,946
18	6,345
19	5,951
20	5,120
21	5,222
22	5,218
23	6,477
24	6,384
25	6,281
26	16,164
27	5,448
28	5,824
29	5,066
30	5,000
31	5,000
32	5,000
33	5,000
34	6,918
35	5,000
36	5,000
37	5,448
38	5,934
39	5,478
40	5,498
41	5,856
42	5,822
43	6,374
44	6,913
45	5,581
46	5,250
47	5,250
48	5,250
49	5,250
50	5,250
51	5,950
52	5,950
53	5,250
54	5,981
55	6,962
56	5,250
57	5,250
58	5,250
59	5,250
60	5,250
61	5,250
62	5,250
63	5,250
64	5,250
65	8,130
66	6,847
67	5,691
68	13,156
69	8,468
70	6,383
71	5,552
72	8,313
73	8,418
74	5,381
75	5,180
76	5,268
77	5,232
78	5,870
79	7,273
80	5,913
81	10,511
82	8,342
83	6,749
84	8,850
85	11,571
86	9,000

LOT NO.	AREA (SQ.FT.)
87	16,265
88	8,719
89	5,286
90	5,680
91	5,748
92	5,800
93	5,748
94	7,793
95	8,701
96	5,147
97	5,751
98	5,691
99	5,489
100	5,483
101	5,241
102	5,875
103	5,734
104	5,564
105	5,500
106	5,500
107	5,780
108	6,471
109	5,124
110	5,724
111	5,722
112	5,823
113	5,764
114	5,309
115	5,215
116	4,887
117	5,049
118	5,326
119	5,215
120	5,885
121	5,955
122	6,047
123	6,102
124	7,574
125	6,245
126	6,950
127	5,259
128	5,259
129	7,114
130	5,950
131	5,000
132	5,000
133	5,000
134	5,000
135	5,018
136	6,027
137	7,219
138	6,749
139	11,539
140	10,020
141	11,426
142	11,902
143	8,667
144	7,631
145	6,542
146	18,709
147	8,819
148	7,659
149	7,191
150	7,369
151	5,489
152	6,438
153	6,272
154	6,256
155	6,620
156	7,273
157	6,054
158	5,360
159	6,992
160	6,366
161	5,360
162	6,360
163	6,350
164	5,300
165	6,398
166	5,400
LOT G	9,714
LOT P	1,861
LOT Q	87,781
LOT R	101,778
LOT S	12,310
LOT T	10,851
LOT U	10,584
LOT V	7,043

NUMBER OF LOTS : 166
AVERAGE LOT AREA : 6,388 S.F.
GROSS = 39.83 ACRES

DENSITY = NO. OF LOTS (166)/GROSS (39.83)
= 3.97

APPLICANT/ OWNERS: STONE STAR RIVERSIDE LLC
12671 HIGH BLUFF DRIVE SUITE 150
SAN DIEGO, CA 92130
PH:(858) 523-0719

PREPARED BY: W.J. McKEEVER, INC.
500 E. WASHINGTON STREET, SUITE 208
COLTON CA 92324
TEL NO. (909) 825-8048

NOTES:

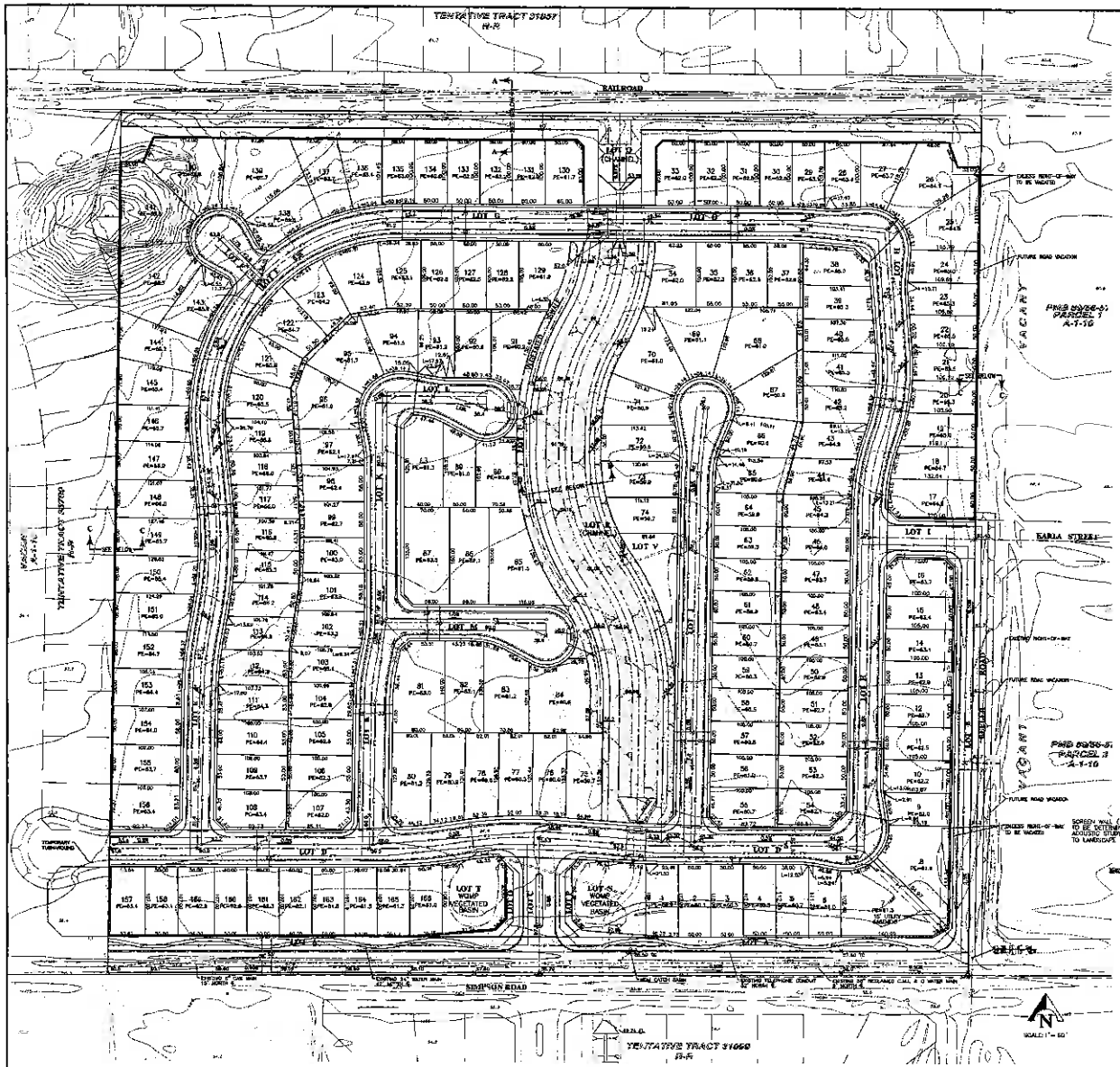
1. ASSESSOR'S PARCEL NUMBERS: 462-020-019.
2. PROPOSED IMPROVEMENT SCHEDULE "A".
3. THOMAS BROTHERS COORDINATES: PG 630-6A
4. EXISTING ZONING = R-1
   PROPOSED ZONING = R-1
   EXISTING LAND USE = VACANT SITE
5. THE SITE IS NOT WITHIN A COMMUNITY PLAN.
6. WATER SERVICE BY: EASTERN MUNICIPAL WATER DISTRICT
7. SEWER SERVICE BY: EASTERN MUNICIPAL WATER DISTRICT.
8. NATURAL GAS BY: SOUTHERN CALIFORNIA GAS COMPANY.
9. ELECTRIC SUPPLY: SOUTHERN CALIFORNIA EDISON CO.
10. TELEPHONE SERVICE BY: VERIZON.
11. CABLE T.V. BY: VERIZON.
12. THE SITE IS WITHIN THE HEMET UNIFIED SCHOOL DISTRICT.
13. THIS TRACT CONTAINS 166 NUMBERED LOTS AND 17 LETTERED LOTS:
    LOTS 1 THROUGH 166 ARE FOR SINGLE FAMILY HOMES.
    LOTS "H" ARE FOR A PARK.
    LOTS "G", "N" AND "R" ARE A FLOOD CHANNEL.
    LOTS "A" THROUGH "M" ARE FOR PUBLIC ROADS.
    LOTS "O" AND "T" ARE FOR LANDSCAPING.
14. THIS TRACT IS NOT IN A GEOTECHNICAL SPECIAL STUDY ZONE, NOR IN AN AREA SUBJECT TO LIQUIFACTION.
15. THIS TRACT IS IN SANDIEGO/WARM/RIVERSIDE/MONTCLAIRE #160 PANEL #60 FEET.
16. THIS TRACT CONTAINS AN OPEN CHANNEL.
17. THIS TRACT IS NOT within a SPECIFIC PLAN.
18. THIS TRACT IS WITHIN FEMA FLOOD ZONE "A" (AREAS OF 100 YR. FLOOD) AND ZONE "C" : "AREAS OF MINIMAL FLOODING".
19. THIS TRACT WILL COMPLY WITH ARMLS SUPPLEMENT "A" REQUIREMENTS.
20. FLOOD CONTROL MAINTENANCE OF CHANNEL.
    VALLEY WIDE: LANDSCAPE, MAINTENANCE OF WATER QUALITY BASINS
    R.C.E.S.H.I.: MAINTENANCE OF PERIMETER LANDSCAPE, PARK AND CHANNEL
21. THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND UNDER.

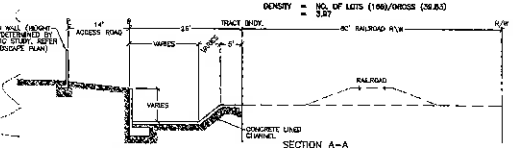
EASEMENTS:

- ○ INDICATES ITEM IS SHOWN HEREON.
- * INDICATES ITEM CAN NOT BE LOCATED FROM RECORD INFORMATION.
- *1 EASEMENT FOR WATER PIPES, DITCHES, CONDUITS AND HIGHWAYS, RECORDED JULY 5, 1927 IN BOOK 170, PAGE 367 OF DEEDS.
- ② PIPELINE EASEMENT BY EASTERN MUNICIPAL WATER DISTRICT, RECORDED DECEMBER 30, 1974 AS INSTRUMENT NO. 183620 OF OFFICIAL RECORDS.

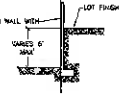
LEGEND:

PE	INDICATES PAD ELEVATION
FL	INDICATES FLOW LINE
HP	INDICATES HIGH POINT
	INDICATES SITE BOUNDARY
	INDICATES STREET RIGHT-OF-WAY LINE
	INDICATES CENTERLINE
	INDICATES PROPOSED CURB AND GUTTER AND SIDEWALK
	INDICATES LOT LINES
	INDICATES EXISTING/FUTURE LOT LINES
	INDICATES EXISTING RIGHT-OF-WAY
	INDICATES 2:1 SLOPE
	INDICATES PROPOSED CATCH BASIN AND STORM DRAIN
	INDICATES PROPOSED 8" SEWER LINE
	INDICATES PROPOSED SEWER MANHOLE
	INDICATES PROPOSED 8" WATER LINE
	INDICATES PROPOSED FIRE HYDRANT
	INDICATES CONCRETE BLOCK WALL

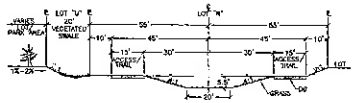




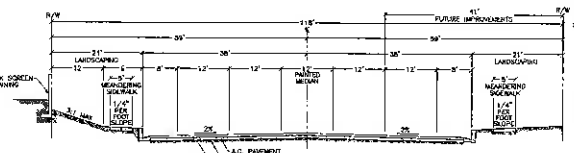
SECTION A-A
SCALE: 1"=10'



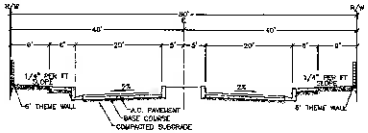
SECTION C-C
SCALE: 1"=10'



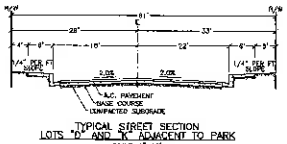
PASEO
SECTION B-B
SCALE: 1"=20'



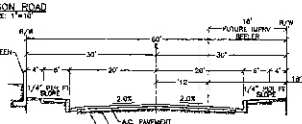
SIMPSON ROAD
SCALE: 1"=10'



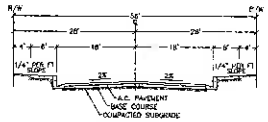
ENTRY STREET SECTION — LOT C
SCALE: 1"=10'



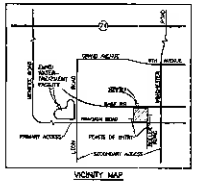
TYPICAL STREET SECTION
LOTS "D" AND "K" ADJACENT TO PARK
SCALE: 1"=10'



TYPICAL STREET SECTION
BEELER ROAD (LOT B) AND KARLA STREET (LOT I)
SCALE: 1"=10'



TYPICAL STREET SECTION
LOTS "D" THRU "H", "J", "K", "L" AND "M"
SCALE: 1"=10'



VICINITY MAP
N.T.S.

SECTION 29, T5S, R2W

REVISED TRACT OR TRACT TO DRAIN TO OPEN CHANNEL AND REVISED WATER QUALITY IMPROVEMENT PLAN
REV. 5/9/13

W.J. McKEEVER, INC.
CIVIL ENGINEERING
500 E. WASHINGTON ST. SUITE 208
COLTON, CALIFORNIA 92324
PH: (909) 825-8048
FAX: (909) 825-8049

REGISTERED PROFESSIONAL ENGINEER
No. 22502
Exp. 12-31-13
CIVIL
STATE OF CALIFORNIA

5/13/13
DATE

Extension of Time
Environmental Determination

Project Case Number: TR32394

Original E.A. Number: EA42468

Extension of Time No.: Second

Original Approval Date: July 12, 2006

Project Location: North of Simpson Road, South of BNSF Railroad, East of Fressia Drive, West of Beeler Road.

Project Description: Schedule A - Subdivide 39.83 acres into 166 residential lots.

On July 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:

☐	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.
☒	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.
☐	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.
☐	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: _____ Date: August 10, 2017

Ash Syed, Planner

Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Trip Hord <ambrosehord@gmail.com>
Sent: Wednesday, July 26, 2017 11:51 AM
To: Syed, Ashiq
Cc: jhoxie@lansingcompanies.com
Subject: Re: Recommended Conditions of Approval for 1st EOT of TR32394

Ash:

I have reviewed the recommended COA's with the property owner/developer.
We find the Recommended Conditions of Approval for EOT No. 2 to be acceptable.
Please continue processing this Extension.

Thanks very much,

Trip Hord

On Wed, Jul 26, 2017 at 10:39 AM, Syed, Ashiq <ASyed@rivco.org> wrote:

Mr. Hord,

I am Ash Syed. I have been assigned to process your Extension of Time (EOT) request for TR32394. Attached are the recommended Conditions of Approval (COA).

Attn: Trip Hord

P.O. Box 1235

Riverside, CA 92502

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32394

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. 1

50. TRANS. 23

60. BS GRADE. 15

60. TRANS. 2

80. TRANS. 2

90. BS GRADE. 8

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 fora Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru 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.

TRACT MAP Tract #: TR32394R1 Parcel: 462-020-010

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 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. 23 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

TRACT MAP Tract #: TR32394R1 Parcel: 462-020-010

50. PRIOR TO MAP RECORDATION

50.TRANS. 23 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. 15 EOT2 - REQ BMP SWPPP WQMP 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 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 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.

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"

TRACT MAP Tract #: TR32394R1 Parcel: 462-020-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 EOT2 - FINAL WQMP FOR GRADING (cont.) RECOMMND

if it duplicates another similar condition issued by this department)

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. 8 EOT2 - WQMP REQUIRED RECOMMND

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

1. 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)

TRACT MAP Tract #: TR32394R1 Parcel: 462-020-010

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)

1.14

Agenda Item No.
Area Plan: Elsinore
Zoning Area: Alberhill
Supervisorial District: First
Project Planner: Ash Syed
Planning Commission Hearing: September 6, 2017

TENTATIVE TRACT MAP NO. 30760
FOURTH EXTENSION OF TIME
Applicant: Peter Pitassi

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: Schedule A – subdivision of the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 square feet; three MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293); four open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail.

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. 30760**

BACKGROUND:

Tentative Tract Map No. 30760 was originally approved at Planning Commission on July 14, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6724 where both applications were approved on September 14, 2004.

The First Extension of Time for Tentative Tract Map No. 30760 was approved at Planning Commission on February 26, 2008.

The Second Extension of Time for Tentative Tract Map No. 30760 was approved at Planning Commission on November 15, 2011.

The Third Extension of Time for Tentative Tract Map No. 30760 was approved at Planning Commission on September 14, 2016.

The Fourth Extension of Time was received July 7, 2017, ahead of the expiration date, September 14, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on August 16, 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 August 16, 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 14, 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.

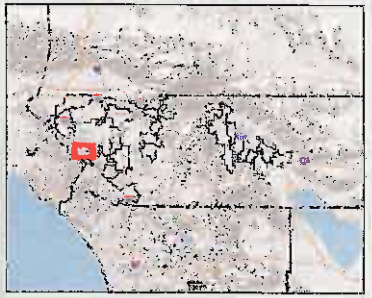
RECOMMENDATION:

APPROVAL of the FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30760, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 14, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

4th EOT for TR30760

Vicinity Map





Legend

- City Boundaries
- Cities

0 5,323 10,646 Feet

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

REPORT PRINTED ON... 7/12/2017 8:52:37 AM

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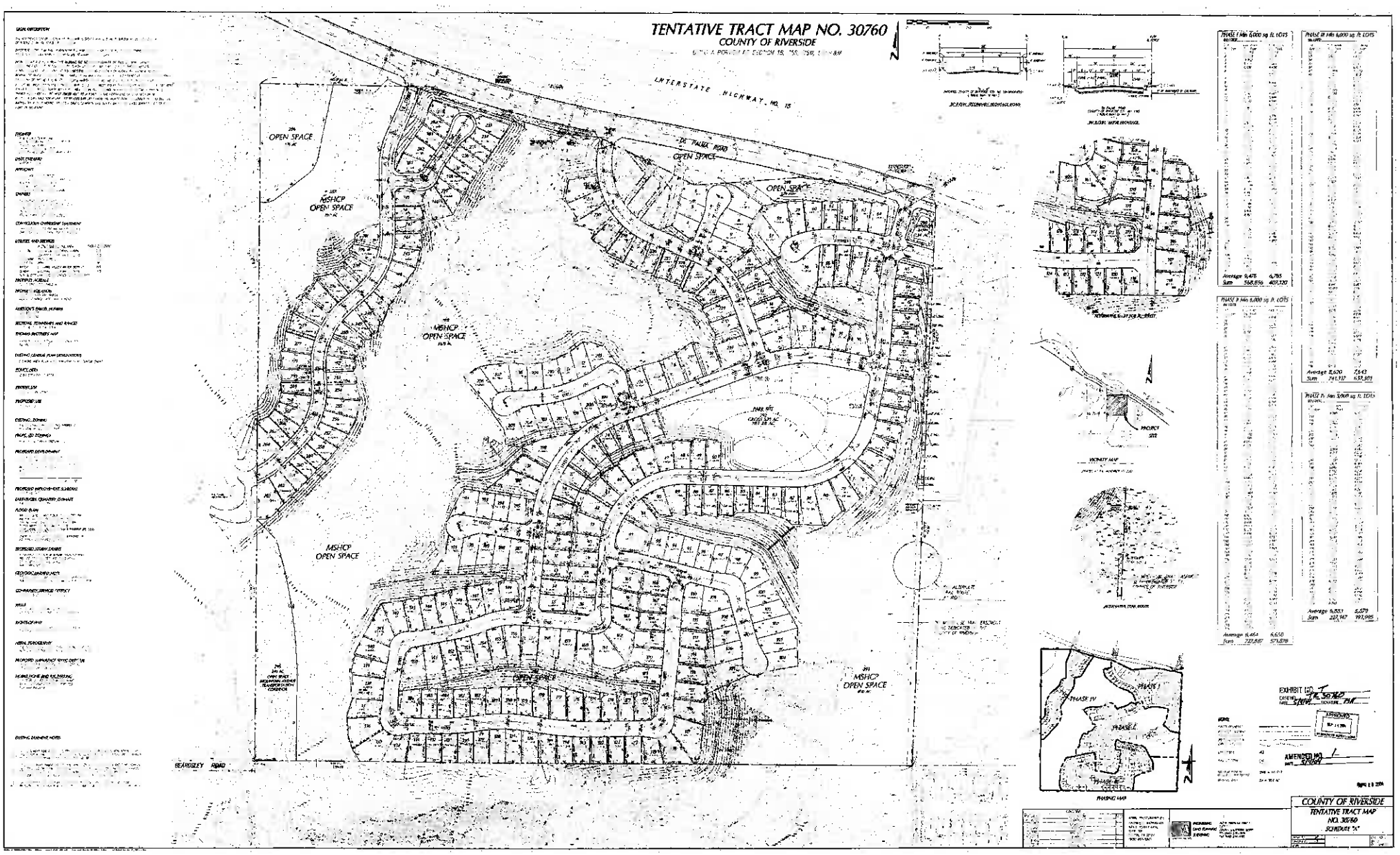
Notes

TENTATIVE TRACT MAP NO. 30760

COUNTY OF RIVERSIDE



Extension of Time
Environmental Determination

Project Case Number: TR30760

Original E.A. Number: EA38823

Extension of Time No.: Fourth

Original Approval Date: September 14, 2004

Project Location: North of Beardsley Road, South of De Palma Road, East of Glen Eden Road, West of Horsethief Canyon Road.

Project Description: Schedule A – Subdivide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 square feet; three MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293); four open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail.

On September 14, 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:

☐	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.
☒	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.
☐	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.
☐	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: _____ Date: August 16, 2017

Ash Syed, Planner

Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Peter Pitassi <PPitassi@diversifiedpacific.com>
Sent: Wednesday, August 16, 2017 1:32 PM
To: Syed, Ashiq
Cc: Jason Holt; farrish@kaengineering.com
Subject: RE: Recommended Conditions of Approval for 4th EOT of TR30760

Ashiq;

Based on this correspondence, the conditions can stay. Our email string may be referred to if satisfying the conditions at a later date becomes controversial.

Thanks for your help is getting our questions answered.

Pete

Peter J. Pitassi, AIA, LEED AP
Senior Vice President
Community Design and Forward Planning
Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x234
Fax/909-481-1151

Direct/909-373-2616
Cell/909-456-6083
Direct Fax /909-255-7918
ppitassi@diversifiedpacific.com

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From: Cho, Benjie [mailto:BCHO@RIVCO.ORG]
Sent: Friday, August 11, 2017 2:21 PM
To: Syed, Ashiq
Cc: Gibbon, Jarrod; Hughes, Mark; Peter Pitassi
Subject: RE: Recommended Conditions of Approval for 4th EOT of TR30760

Ash,

The applicant can talk to the Transportation Department, prior to preparing a WQMP and when they are ready for a submittal after Conditions, to see if a WQMP is required at that time. Since regulations change, e.g. nearly all grandfathering was removed in Santa Margarita Region. The Conditions provides for a check to ensure that no issues.

Thank you,

Benjie Cho, P.E., QSD/P, ToR
bcho@rivco.org – Please note the email address change.
Senior Civil Engineer - Development Review
Riverside County Transportation Dept.
4080 Lemon Street, 8th Floor | Riverside, CA 92501
Office: 951-955-6736 | Fax: (951) 955-3198
9/80 Schedule, off every other Friday



How are we doing? Click the link to tell us

From: Hughes, Mark
Sent: Friday, August 11, 2017 2:14 PM
To: Syed, Ashiq <ASyed@rivco.org>; 'Peter Pitassi' <PPitassi@diversifiedpacific.com>
Cc: Cho, Benjie <BCHO@RIVCO.ORG>; Gibbon, Jarrod <JGIBBON@RIVCO.ORG>
Subject: RE: Recommended Conditions of Approval for 4th EOT of TR30760

Peter:
Should the project require a WQMP, the County would determine which maintenance entity would be best served to provided maintenance (likely CSA or CFD). Without construction documents and approved CSA Engineer's Reports, the conditions in question should be left as ineffect. Once these determinations are made, the condition could be cleared at the tract level. Hope this helps.
Thank you.

Mark P. Hughes, CID, CLIA, CLWM
ISA Certified Arborist WE-8854A
Technical Engineering Unit Supervisor
Riverside County Transportation Dept.
Landscape Plan Check/Inspection Supervisor
L&LMD 89-1-C Administrator
Desk 951-955-6767 Fax 951-955-0049
Email: MARHUGHE@RIVCO.ORG
Website: http://rctlma.org/trans/Land-Development
9/80 Schedule, off every other Friday

How are we doing? Click the Link and tell us

From: Syed, Ashiq
Sent: Friday, August 11, 2017 11:28 AM
To: Hughes, Mark <MARHUGHE@RIVCO.ORG>
Subject: FW: Recommended Conditions of Approval for 4th EOT of TR30760

Hi Mark,

Not sure if Benjie was able to talk to you about this case yet, but the applicant is looking for an answer about modifying 3 of the conditions of approval for his EOT. As you can see on the thread below, Benjie said you might be able to help.

Thanks!

Ash Syed – *Planner*
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Email: asyed@rivco.org
Phone: 951-955-6035

From: Peter Pitassi [mailto:PPitassi@diversifiedpacific.com]
Sent: Thursday, August 10, 2017 6:45 PM
To: Syed, Ashiq <ASyed@rivco.org>
Subject: RE: Recommended Conditions of Approval for 4th EOT of TR30760

Ash;

Any idea on when we can expect a response?

Thanks,
Pete

Peter J. Pitassi, AIA, LEED AP
Senior Vice President
Community Design and Forward Planning
Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x234
Fax/909-481-1151

Direct/909-373-2616
Cell/909-456-6083
Direct Fax /909-255-7918
ppitassi@diversifiedpacific.com

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From: Syed, Ashiq [mailto:ASyed@rivco.org]
Sent: Tuesday, August 01, 2017 9:52 AM
To: Peter Pitassi
Subject: RE: Recommended Conditions of Approval for 4th EOT of TR30760

Hi Peter,

I will get back to you probably sometime near the end of this week. I'm still waiting to hear from Mark Hughes, one of the principals from the transportation department. As you can see from the email below, our EOT conditions are a general list of conditions. If a specific condition does not apply or has already been met by a project, then it can be ignored for the ongoing EOTs.

Best,



Ash Syed – *Planner*
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Email: asyed@rivco.org
Phone: 951-955-6035

From: Cho, Benjie
Sent: Tuesday, July 25, 2017 7:01 PM
To: Syed, Ashiq <ASyed@rivco.org>; Gibbon, Jarrod <JGIBBON@RIVCO.ORG>
Subject: RE: Recommended Conditions of Approval for 4th EOT of TR30760

Ash,

Please relay to your group about my thoughts below... In short I think the applicant should accept the conditions, otherwise we'll be pushing (his and future) projects into detail reviews for EOT's.

Mark Hughes, is out of the office until 8/2/17. He would be best equipped to answer the CSA questions. The 90 WQMP conditions are our catch-all ensuring we have everything we need before clearing the project.

Thank you,

Benjie Cho, P.E., QSD/P, ToR
bcho@rivco.org -- Please note the email address change.
Senior Civil Engineer - Development Review
Riverside County Transportation Dept.
4080 Lemon Street, 8th Floor | Riverside, CA 92501
Office: 951-955-6736 | Fax: (951) 955-3198
9/80 Schedule, off every other Friday



How are we doing? Click the link to tell us

From: Syed, Ashiq
Sent: Monday, July 24, 2017 9:40 AM
To: Cho, Benjie <BCHO@RIVCO.ORG>; Gibbon, Jarrod <JGIBBON@RIVCO.ORG>
Subject: FW: Recommended Conditions of Approval for 4th EOT of TR30760

Hey guys,

Do you guys have a record of the annexation to the CSA in 2015 that the applicant is referring to? If so, I can take out 80 TRANS 4 and 90 TRANS 11 like he's asking. Also maybe you guys would know the answer for 90 BS GRADE 10 as well.

Thanks!

Ash Syed – *Planner*
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Email: asyed@rivco.org
Phone: 951-955-6035

From: Peter Pitassi [mailto:PPitassi@diversifiedpacific.com]
Sent: Monday, July 24, 2017 8:14 AM
To: Syed, Ashiq <ASyed@rivco.org>
Cc: farrish@kaengineering.com; Jason Holt <JHolt@diversifiedpacific.com>; Nolan Leggio <NLeggio@diversifiedpacific.com>
Subject: RE: Recommended Conditions of Approval for 4th EOT of TR30760

Ashiq;

Thanks for the proposed conditions. A few questions:

- 80.TRANS.4 (second paragraph). The WQMP basins will be owned and maintained by CSA 134. The annexation to CSA was completed in 2015. This should satisfy the condition.
- 90.BS GRADE.10, number 5. Is this requirement satisfied by the county through the CSA?
- 90. TRANS.11 (last sentence). If the basins are owned and maintained by the county via CSA 134, does the applicant "register" BMP's? This seems unnecessary considering the county will own and maintain the basins.

Thanks,
Pete

Peter J. Pitassi, AIA, LEED AP
Senior Vice President
Community Design and Forward Planning
Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x234
Fax/909-481-1151

Direct/909-373-2616
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From: Syed, Ashiq [mailto:ASyed@rivco.org]
Sent: Wednesday, July 12, 2017 9:46 AM
To: Peter Pitassi
Subject: Recommended Conditions of Approval for 4th EOT of TR30760

Mr. Pitassi,

I am Ash Syed. I have been assigned to process your Extension of Time (EOT) request for TR30760. Attached are the recommended Conditions of Approval (COA).

Attn: Peter Pitassi
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30760.

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. 8
50. TRANS. 33
60. BS GRADE. 15
60. TRANS. 1
80. TRANS. 4
90. BS GRADE. 10
90. TRANS. 11

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 fora Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru 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

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County of Riverside California

TRACT MAP Tract #: TR30760 Parcel: 391-080-007

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8 EOT4 - 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. 33 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

TRACT MAP Tract #: TR30760 Parcel: 391-080-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 33 EOT4 - 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. 15 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.

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 #: TR30760 Parcel: 391-080-007

60. PRIOR TO GRADING PRMT ISSUANCE

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.

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 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 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 #: TR30760 Parcel: 391-080-007

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 10 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)

TRANS DEPARTMENT

90.TRANS. 11 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

TRACT MAP Tract #: TR30760

Parcel: 391-080-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 EOT4 - 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)

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

1.15

Memorandum

To: Planning Commission

Date: August 28, 2017

From: Ash Syed, Project Planner, Planning Department

RE: Continuation to September 20th Planning Commission for Agenda Item 1.4 (Tentative Parcel Map No. 33530 First Extension of Time)

To the Planning Commission,

Revision to Applicant Exhibits/Maps and Staff Report to include the revised boundaries and project description for the Parcel Map. Continuation from September 6th Planning Commission agenda to September 20th.

1.16

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Ash Syed
Planning Commission Hearing: September 6, 2017

TENTATIVE TRACT MAP NO. 33225
FIRST EXTENSION OF TIME
Applicant: City Development, Inc.
c/o Clark L. Ballantyne

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: Schedule A - subdivision of 4.82 acres into 14 single family residential lots with a minimum lot size of 7,200 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:

FIRST EXTENSION OF TIME REQUEST for **TENTATIVE TRACT MAP NO. 33225**

BACKGROUND:

Tentative Tract Map No. 33225 was originally approved at Planning Commission on June 28, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7100, and Environmental Assessment No. 39953, where all applications were approved on August 29, 2006.

The First Extension of Time was received May 26, 2016, ahead of the expiration date, August 29, 2016. The Applicant and the County negotiated conditions of approval and reached consensus on August 4, 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 August 4, 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 August 4, 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.

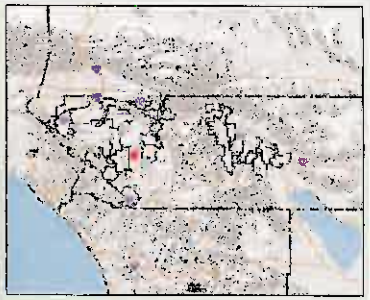
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33225 extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 4, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR33225

Vicinity Map





Legend

- City Boundaries
- Cities

0 1,008 2,017 Feet

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

REPORT PRINTED ON... 8/8/2017 10:40:33 AM

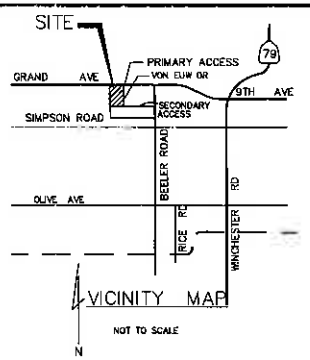
© Riverside County RCIT GIS

Notes

TENTATIVE TRACT MAP NO.33225

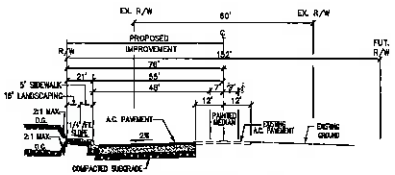
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

AMENDMENT No. 3

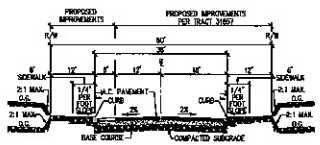


LEGEND

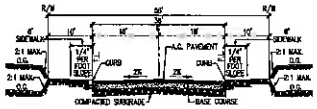
- Tract Boundary / Proposed Project Boundary
- 27 — Proposed Lot Number
- (1486.0) — Proposed Pad Elevation
- W — Proposed Water Line
- S — Proposed Sewer Line
- Proposed Conc. V-Ditch
- Proposed 2:1 Slope
- Existing Contour
- Existing R/W
- Existing Property Line



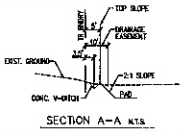
GRAND AVENUE N.T.S.
RIV.CO. STD. NO.100A (MODIFIED)



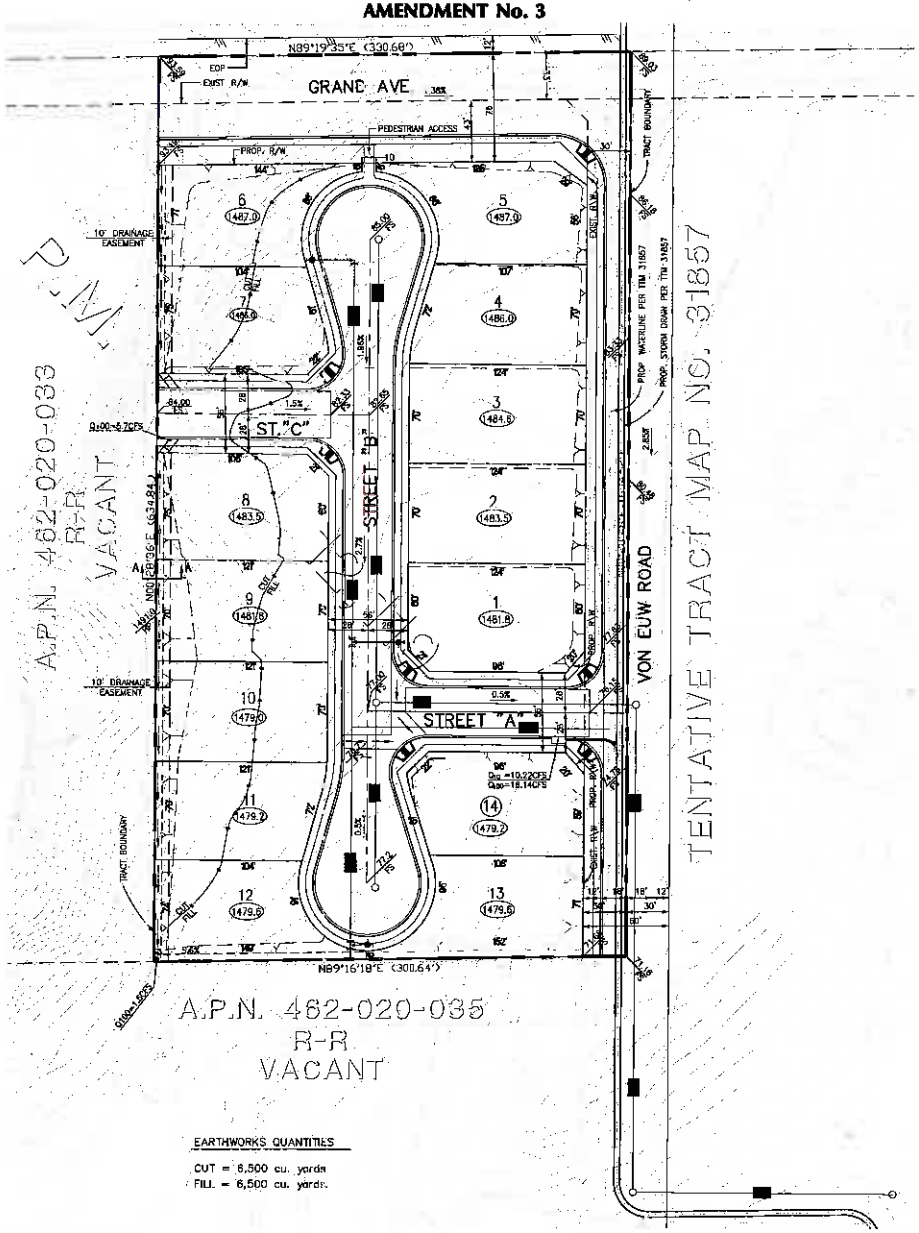
VON EUW DRIVE N.T.S.
RIV.CO. STD. NO.102 (MODIFIED)



STREETS "A" "B" & "C" N.T.S.



SECTION A-A N.T.S.



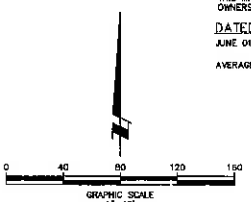
EARTHWORKS QUANTITIES

CUT = 6,500 cu. yards
FILL = 6,500 cu. yards.

LOT DATA

LOT NO.	GROSS AREA
1	9090
2	8550
3	8590
4	8163
5	8080
6	7943
7	8481
8	8832
9	8441
10	8440
11	7991
12	7979
13	8244
14	8475

AVERAGE GROSS LOT AREAS 8393 SQ FT.



LEGAL DESCRIPTION

THE REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 2 OF PARCEL MAP 12116, AS SHOWN BY MAP ON FILE IN BOOK 81, PAGE 5 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GENERAL NOTES:

1. AREA IS NOT WITHIN LIQUEFACTION POTENTIAL.
2. AREA IS NOT SUBJECT TO GEOLOGIC HAZARD.
3. AREA IS NOT WITHIN A SPECIAL STUDIES ZONE.
4. AREA IS NOT SUBJECT TO OVERFLOW , INUNDATION, OR FLOOD HAZARD.
5. NO KNOWN EXISTING WELLS IN THE PROPERTY.
7. NO EXISTING/PROPOSED STRUCTURE IN THE PROPERTY.
8. NO EXISTING/PROPOSED SEPTIC SYSTEM.
8. NO FLAMMABLE/COMBUSTIBLE LIQUID IN THE PROPERTY.
9. NO IRRIGATION/LANDSCAPING PROPOSED ON THE PROPERTY.

FEMA DESIGNATION ZONE "C"

SOURCE OF TOPOGRAPHY

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT TOPOGRAPHY

ASSESSOR PARCEL NUMBER

462-020-034

UTILITIES:

SEWER:	E.M.W.D.
WATER:	E.M.W.D.
GAS:	SO. CAL. GAS
ELECTRIC:	SO. CAL. EDISON
TELEPHONE:	GENERAL TELEPHONE

SOILS ENGINEER

SID GEOTECHNICAL
7265 JURUPA AVENUE
RIVERSIDE, CA. 92504
TEL. (951) 688-2300
ATTN: SID SIDDIQUI

APPLICANT/OWNER

RSD, LLC
27431 ENTERPRISE CIRCLE WEST
TEMECULA, CA. 92590
PHONE: (951) 676-7000

PREPARED BY:

TRANS-PACIFIC CONSULTANTS
27431 ENTERPRISE CIRCLE WEST
TEMECULA, CA. 92590
PHONE: (951) 676-7000

SITE ADDRESS:

SOUTHWEST CORNER OF
GRAND AVENUE & VON EUW DRIVE

PROJECT INFORMATION:

THOMAS BROS. COORD'S: PAGE 838, C-5
PROPOSED USE: RESIDENTIAL (S.F.)
EXISTING ZONING: R-R
PROPOSED ZONING: RES. R-1
PROPOSED ADJACENT LAND USE: RESIDENTIAL
EXISTING USE: VACANT
TOTAL LOTS: 14
TOTAL OPEN SPACE LOTS: 0
TOTAL ACRES: 4.82 AC. GROSS
TOTAL ACRES: 3.85 AC. NET

THIS PROJECT IS IN THE HIGHWAY 79 POLICY AREA
FROM WINCHESTER AREA PLAN:
TOTAL ACRES MDR = 7,150
TOTAL DWELLING UNITS = 25,023
MDR DENSITY = 25,023/7,150 = 3.5
HIGHWAY 79 POLICY DENSITY = 3.5 X .91 = 3.185

DENSITY: 2.9 DU / AC.
PROPOSED IMPROVEMENT: SCHEDULE "A"
ASSESSMENT/ COMMUNITIES' FACILITIES DISTRICT: N/A
GENERAL PLAN DESIGNATION: MDR
SCHOOL DIST:HEMET UNIFIED SCHOOL DISTRICT

THIS PROPERTY IS NOT IN A SPECIFIC PLAN.

THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER

DATED PREPARED:

JUNE 01, 2005

AVERAGE LOT SIZE = 8400 S.F. (GROSS)

DATE	NO.	REVISION
3/14/06	1	CULDESAC SOUTH END OF ST. B
		CONNECT ST. C TO WEST PROPERTY
8/01/06	2	ADDED PEDESTRIAN ACCESS & WIDENED LOT SIZE LOT 5 & 6
9/29/06	3	ADDED LOT AREA DATA

Trans-Pacific CONSULTANTS

Extension of Time
Environmental Determination

Project Case Number: TR33225

Original E.A. Number: 39953

Extension of Time No.: First

Original Approval Date: August 29, 2006

Project Location: South of Grand Avenue, North of Simpson Road and West of Von Euw Road

Project Description: 4.82 acres into 14 single family residential lots with a minimum lot size of 7,200 square feet

On August 29, 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:

☐	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.
☒	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.
☐	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.
☐	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: _____ Date: August 21, 2017

Ash Syed, Planner

Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: City Development <citydevelopment@sbcglobal.net>
Sent: Friday, August 04, 2017 9:28 AM
To: Syed, Ashiq; clarkbnet@aol.com
Cc: Ortuno, Arturo
Subject: First Extension of Time TR 33225 COA

Importance: High

Subject: First Extension of Time TR 33225 COA

Mr. Syed:
City Development Inc. accepts the following: 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 Conditions of Approval for Riverside County TR33225.

We appreciate your attention to this matter and if you have any questions or need any additional information, please contact us at your earliest convenience (858-277-8787).

Thank you,
City Development Inc.,
Clark L. Ballantyne, Pres.

From: Syed, Ashiq [mailto:ASyed@rivco.org]
Sent: Thursday, August 03, 2017 1:34 PM
To: citydevelopment@sbcglobal.net; clarkbnet@aol.com
Subject: RE: 1ST EOT TR31857 & TR33225 COA

Hello Carolyn and Clark,

Just following up on the email I had sent you back on July 17th. I need your acceptance of the Conditions of Approval before I can complete and submit this EOT to the Planning Commission.

Thanks!

Ash Syed – *Planner*
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Email: asyed@rivco.org
Phone: 951-955-6035

From: Syed, Ashiq
Sent: Monday, July 17, 2017 4:35 PM

To: 'citydevelopment@sbcglobal.net' <citydevelopment@sbcglobal.net>; 'clarkbnet@aol.com' <clarkbnet@aol.com>
Subject: FW: 1ST EOT TR31857 & TR33225 COA

Hello Carolyn and Clark,

I was looking over my emails for TR32255 since I haven't gotten a response from either of you regarding the Conditions of Approval for the 1st EOT. Arturo mentioned to me today that he received acceptance of TR31857 conditions but not for TR33225. As you can see in the email thread below, We still need acceptance for TR33225 in order to complete this EOT. Please look over this at your earliest convenience. I've attached the file to this email.

Thanks,

Ash Syed – *Planner*
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Email: asyed@rivco.org
Phone: 951-955-6035

From: Ortuno, Arturo
Sent: Thursday, May 25, 2017 10:56 AM
To: 'City Development' <citydevelopment@sbcglobal.net>
Subject: FW: 1ST EOT TR31857 COA

Good morning Carolyn,

I forwarded an email that I initial received from Clark. He attached only 2 applications (TR31857 & TR33225) and accepted the conditions for TR31857 which I am working on. Ash was assigned to process TR33225 which I believe he also emailed the recommended conditions.

Clark also mentioned TR31858 in his email. I never received the application but because I figured it was the same applicant and our records show payment for the 1st EOT, I proceeded with emailing the recommended conditions for TR31858.

From: clarkbnet@aol.com [mailto:clarkbnet@aol.com]
Sent: Friday, May 05, 2017 4:04 PM
To: Ortuno, Arturo <AOrtuno@rivco.org>
Cc: citydevelopment@sbcglobal.net; Sam.Yoo@ranpac.net
Subject: Re: 1ST EOT TR31857 COA

Subject: First Extension of Time TR 31857 COA (also Tracts 332258 and 31858)

Mr. Ortuno:
We have attempted to call and left a couple messages, but have not caught up with you yet, hence this email. City Development Inc. submitted two requests for extension of time last Apr/May2016 (see attached) on TTM's: 31857 and 33225 (which are contiguous and share ingress and egress street alignments). In addition, we were copied on an email and understand that Sam Yoo (copied herewith) had attempted to contact you a few weeks back regarding his neighboring TTM 31858 in an effort to learn if these two tracts were proceeding forward since Trans-Pacific designed all three which had these common ingress, egress and related improvements. Whereas all three applications for extension were submitted together/about the same time, we thought they'd be approved at the same time.

We believe that the following: 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 conditions are acceptable, but would like to discuss them with you briefly to make sure we understand them as well as the process to obtain approval on these other contiguous maps from here forward. Also, to discuss what should/needs to happen going forward since we understand that these extensions would be for 1 year, but will already be expiring again in just 3 months.

We'd appreciate it if you could contact us at your earliest convenience (858-277-8787).
Thank you,
City Development Inc.
Clark L. Ballantyne, Pres.

-----Original Message-----
From: City Development <citydevelopment@sbcglobal.net>
Sent: Thu, May 4, 2017 9:16 am
Subject: FW: 1ST EOT TR31857 COA

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Wednesday, May 03, 2017 4:17 PM
To: citydevelopment@sbcglobal.net
Subject: RE: 1ST EOT TR31857 COA

Good afternoon,

A reminder that I have yet to receive an acceptance letter for the following conditions. Without an acceptance letter, I will not be able to proceed with the process of extending the current expiration date (8/29/2016).

Thank you,

From: Ortuno, Arturo
Sent: Monday, April 03, 2017 3:08 PM
To: 'citydevelopment@sbcglobal.net' <citydevelopment@sbcglobal.net>
Subject: 1ST EOT TR 31857 COA

Attn: City Development, Inc.
PO Box 711014
San Diego, CA 92171

RE: **EXTENSION OF TIME REQUEST** for **No. 31857.**

The County Planning Department has determined it necessary to recommend the addition of 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. 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

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 . County Ordinance requires that conditions added thru 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.

Arturo Ortuño
Contract Planner
Riverside County Planning Dept.
4080 Lemon Street – 12th Floor
Riverside, CA 92501
951-955-0314

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County of Riverside California

TRACT MAP Tract #: TR33225 Parcel: 462-020-034

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8 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. 28 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 #: TR33225 Parcel: 462-020-034

50. PRIOR TO MAP RECORDATION

50.TRANS. 28 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. 18 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 #: TR33225 Parcel: 462-020-034

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 #: TR33225 Parcel: 462-020-034

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 12 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. 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

TRACT MAP Tract #: TR33225 Parcel: 462-020-034

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 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)

1.17

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Ash Syed
Planning Commission Hearing:September 6, 2017

TENTATIVE TRACT MAP NO. 33225
SECOND EXTENSION OF TIME
Applicant: City Development, Inc.
c/o Clark L. Ballantyne

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: Schedule A - subdivision of 4.82 acres into 14 single family residential lots with a minimum lot size of 7,200 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. 33225**

BACKGROUND:

Tentative Tract Map No. 33225 was originally approved at Planning Commission on June 28, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7100 where both applications were approved on August 29, 2006.

The First Extension of Time was received May 26, 2016, ahead of the expiration date, August 29, 2016. The Applicant and the County negotiated conditions of approval and reached consensus on August 4, 2017.

The Second Extension of Time was received August 9, 2017, ahead of the expiration date, August 29, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on August 18, 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 August 18, 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 August 29, 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.

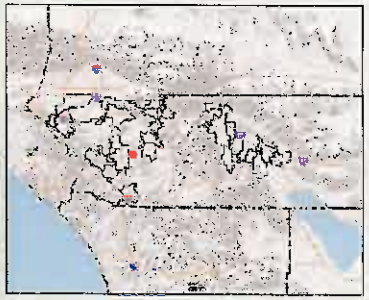
RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33225 extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 29, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR33225

Vicinity Map





Legend

- City Boundaries
- Cities

0 640 1,281 Feet

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

REPORT PRINTED ON... 6/10/2017 3:50:18 PM

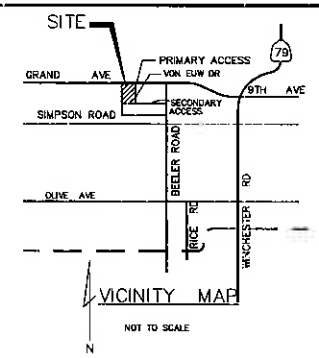
© Riverside County RCIT GIS

Notes

TENTATIVE TRACT MAP NO.33225

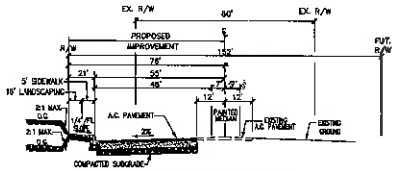
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

AMENDMENT No. 3

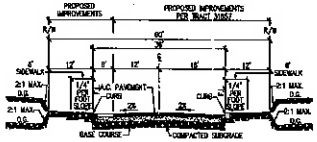


LEGEND

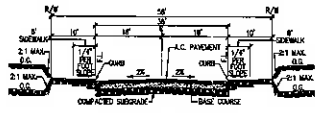
- Tract Boundary
- Proposed Project Boundary
- 27 — Proposed Lot Number
- 1496.4 — Proposed Pad Elevation
- 8"W — Proposed Water Line
- 8"S — Proposed Sewer Line
- Proposed Conc. V-Ditch
- Proposed 2:1 Slope
- Existing Contour
- Existing R/W
- Existing Property Line



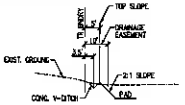
GRAND AVENUE N.T.S.
RIV.,CO. STD. NO.100A (MODIFIED)



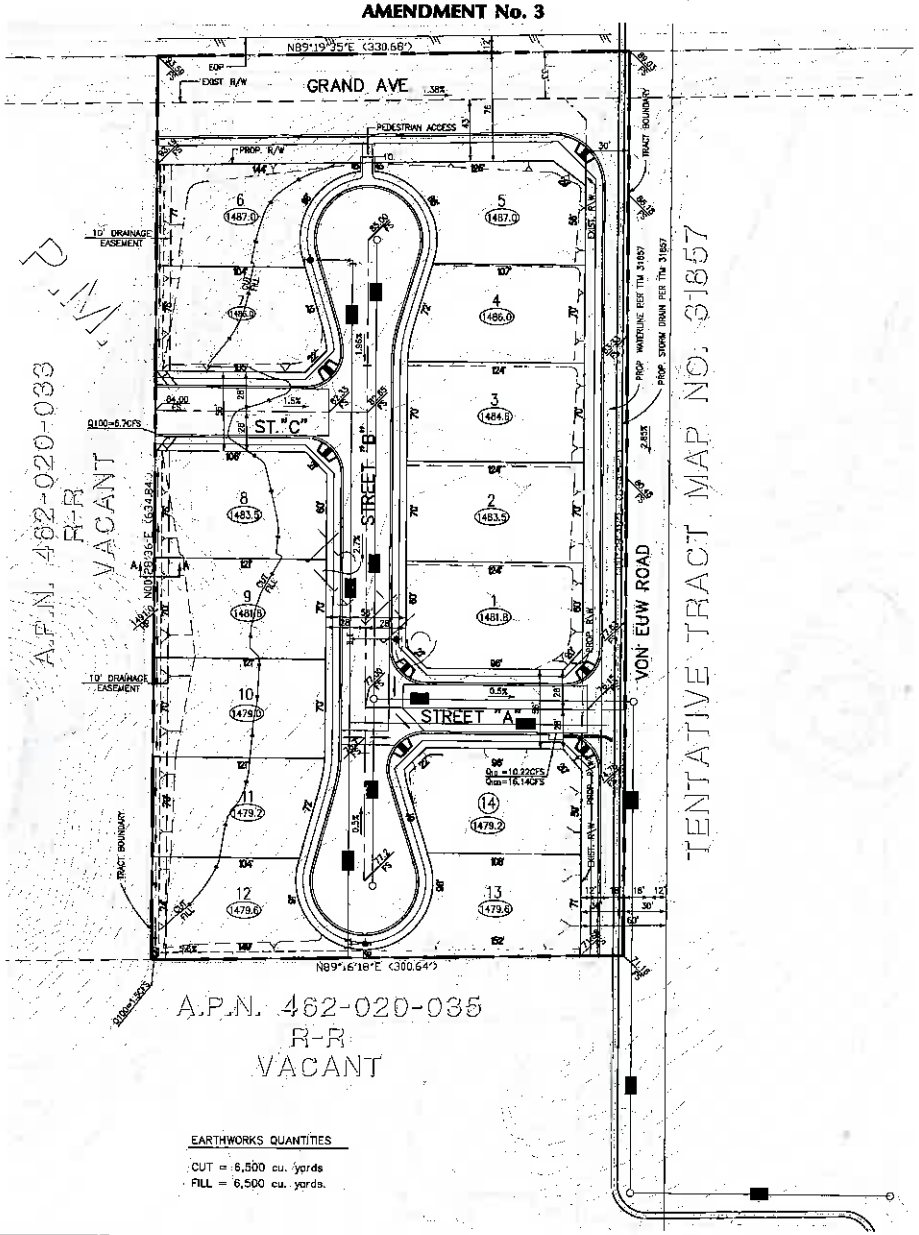
VON EUW DRIVE N.T.S.
RIV.,CO. STD. NO.102 (MODIFIED)



STREETS "A" "B" & "C" N.T.S.



SECTION A-A N.T.S.



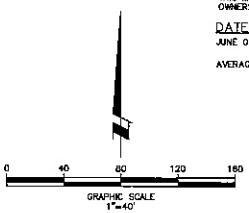
EARTHWORKS QUANTITIES

CUT = 6,500 cu. yards
FILL = 6,500 cu. yards.

LOT DATA

LOT NO.	GROSS AREA
1	8090
2	8680
3	8826
4	8163
5	8020
6	7943
7	8481
8	8932
9	8541
10	8440
11	7891
12	7978
13	8244
14	8475

AVERAGE GROSS LOT AREAS 8393 SQ FT.



LEGAL DESCRIPTION

THE REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 2 OF PARCEL MAP 12119, AS SHOWN BY MAP ON FILE IN BOOK 81, PAGE 5 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GENERAL NOTES:

1. AREA IS NOT WITHIN LIQUEFACTION POTENTIAL.
2. AREA IS NOT SUBJECT TO GEOLOGIC HAZARD.
3. AREA IS NOT WITHIN A SPECIAL STUDIES ZONE.
4. AREA IS NOT SUBJECT TO OVERFLOW , INUNDATION, OR FLOOD HAZARD.
5. NO KNOWN EXISTING WELLS IN THE PROPERTY.
7. NO EXISTING/PROPOSED STRUCTURE IN THE PROPERTY.
6. NO EXISTING/PROPOSED SEPTIC SYSTEM.
8. NO FLAMMABLE/COMBUSTIBLE LIQUID IN THE PROPERTY.
9. NO IRRIGATION/LANDSCAPING PROPOSED ON THE PROPERTY.

FEMA DESIGNATION ZONE "C"

SOURCE OF TOPOGRAPHY

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
TOPOGRAPHY

ASSESSOR PARCEL NUMBER

462-020-034

UTILITIES:

SEWER:	E.M.W.D.
WATER:	E.M.W.D.
GAS:	SO. CAL. GAS
ELECTRIC:	SO. CAL. EDISON
TELEPHONE:	GENERAL TELEPHONE

SOILS ENGINEER

SID GEOTECHNICAL
7265 JURAPA AVENUE
RIVERSIDE, CA. 92504
TEL. (951) 688-2300
ATTN: SID SIDDIQUI

APPLICANT/OWNER

RSD, LLC
27431 ENTERPRISE CIRCLE WEST
TEMECULA, CA. 92590
PHONE: (951) 676-7000

PREPARED BY:

TRANS-PACIFIC CONSULTANTS
27431 ENTERPRISE CIRCLE WEST
TEMECULA, CA. 92590
PHONE: (951) 676-7000

SITE ADDRESS:

SOUTHWEST CORNER OF
GRAND AVENUE & VON EUW DRIVE

PROJECT INFORMATION:

THOMAS BROS. COORD'S: PAGE 839, C-5
PROPOSED USE: RESIDENTIAL (S.F.)
EXISTING ZONING: R-R
PROPOSED ZONING: RES. R-1
PROPOSED ADJACENT LAND USE: RESIDENTIAL
EXISTING USE: VACANT
TOTAL LOTS: 14
TOTAL OPEN SPACE LOTS: 0
TOTAL ACRES: 4.82 AC. GROSS
TOTAL ACRES: 3.85 AC. NET

THIS PROJECT IS IN THE HIGHWAY 79 POLICY AREA
FROM WINCHESTER AREA PLAN:
TOTAL ACRES MDR = 7.150
TOTAL DWELLING UNITS = 25,023
MDR DENSITY = 25,023/7,150 = 3.5
HIGHWAY 79 POLICY DENSITY = 3.5 x .91 = 3.185

DENSITY: 2.9 DU / AC.
PROPOSED IMPROVEMENT: SCHEDULE "A"
ASSESSMENT/ COMMUNITIES' FACILITIES DISTRICT: N/A
GENERAL PLAN DESIGNATION: MDR
SCHOOL DISTRICT: MURRIETA UNIFIED SCHOOL DISTRICT

THIS PROPERTY IS NOT IN A SPECIFIC PLAN.

THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER

DATED PREPARED:

JUNE 01, 2005

AVERAGE LOT SIZE = 8400 S.F. (GROSS)

DATE	NO.	REVISION
3/14/05	1	CUL-DE-SAC SOUTH END OF "C"
		CONNECT "B" & "C" TO WEST PROPERTY
6/01/05	2	ADDED PEDESTRIAN ACCESS & WIDENED
		LOT SIZE LOT 1 & 6
9/29/05	3	ADDED LOT AREA DATA

Trans-Pacific CONSULTANTS

Extension of Time
Environmental Determination

Project Case Number: TR33225

Original E.A. Number: EA39953

Extension of Time No.: Second

Original Approval Date: August 29, 2006

Project Location: North of BNSF Railroad, South of Grand Avenue, West of Von Euw Drive.

Project Description: Subdivision of 4.82 acres into 14 single family residential lots with a minimum lot size of 7,200 square feet.

On August 29, 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:

☐	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.
☒	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.
☐	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.
☐	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: _____ Date: August 21, 2017

Ash Syed, Planner

Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: clarkbnet@aol.com
Sent: Friday, August 18, 2017 4:00 PM
To: Syed, Ashiq
Cc: citydevelopment@sbcglobal.net
Subject: CDI: TR33225 2EOT COA Approval
Attachments: 170811 2nd EOT TR33225 E-mail COA.pdf

Subject: Conditions of Approval TR33225 Second Extension of Time (2017-18: 2EOT)

Mr. Syed:

The following Conditions of Approval (see attached dated 11Aug2017) for Riverside County TR33225 are acceptable to City Development Inc.:

50. E HEALTH. 9 - REQ E HEALTH DOCUMENTS;
50. TRANS. 29 - FINAL ACCESS AND MAINT;
60. BS GRADE.19 - REQ BMP SWPPP WQMP;
60. TRANS. 2 - FINAL WQMP FOR GRADING;
80. TRANS. 3 - WQMP AND MAINTENANCE;
90. BS GRADE. 13 WQMP REQUIRED;
90. TRANS. 7 - WQMP COMP AND BNS REG

We appreciate your attention to this matter and if you have any questions or need any additional information, please contact us (858-277-8787).

Thank you,
City Development Inc.
Clark L. Ballantyne, Pres.

TRACT MAP Tract #: TR33225 Parcel: 462-020-034

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 9 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. 29 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

TRACT MAP Tract #: TR33225 Parcel: 462-020-034

50. PRIOR TO MAP RECORDATION

50.TRANS. 29 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. 19 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)

TRACT MAP Tract #: TR33225 Parcel: 462-020-034

60. PRIOR TO GRADING PRMT ISSUANCE

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 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.

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. 3 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 #: TR33225 Parcel: 462-020-034

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 13 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. 7 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

TRACT MAP Tract #: TR33225 Parcel: 462-020-034

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 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)

1.18

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: September 6, 2017

TENTATIVE TRACT MAP NO. 36417
FIRST EXTENSION OF TIME
Applicant: Robert Love

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 51.43 gross acres into 228 residential lots with a minimum lot size of 5,000 sq. ft. and six (6) open space 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:

FIRST EXTENSION OF TIME REQUEST for **TENTATIVE TRACT MAP NO. 36417**

BACKGROUND:

Tentative Tract Map No. 36417, along with Specific Plan No. 293, Substantial Conformance No. 6 (to SP293A5), and Change of Zone No. 7773, was approved at Board of Supervisors on August 5, 2014.

The first Extension of Time was received June 22, 2017, ahead of the expiration date of August 5, 2017. The applicant and the County have been negotiating conditions of approval and reached a consensus on August 1, 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 August 1, 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 August 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.

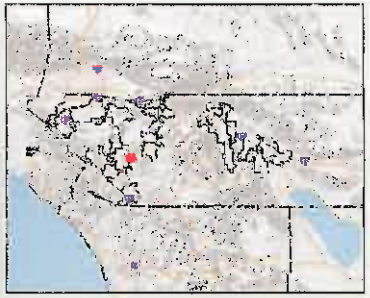
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36417, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 5, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR36417

Vicinity Map





Legend

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

0 1,457 2,914 Feet

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

REPORT PRINTED ON... 8/4/2017 9:47:10 AM

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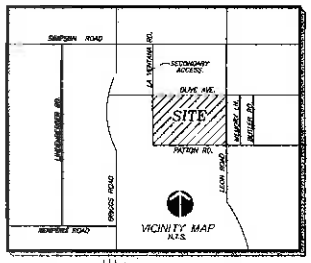
Notes

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

IN THE COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP NO. 36417

BEING A SUBDIVISION OF A PORTION OF PARCEL MAP BOOK NO. 114, PAGE 38, PARCEL NO. 13711, BEING THE NORTHEAST 1/4 OF SECTION 31, T5S, R3W, SAN BERNARDINO COUNTY, CALIFORNIA, AMENDED PER RECORD OF SURVEY 70, PAGES 28 THRU 33



OWNER/APPLICANT/DEVELOPER

WINCHESTER MEADOWS, LLC
22861 TINDAYA
MISSION VIEJO, CALIFORNIA 92692
(951) 757-0594

ASSESSORS PARCEL NUMBERS

461-180-029 (51.43 Acres)

CONTIGUOUS OWNERSHIP

THE OWNERS REPRESENT THIS TO BE A PORTION OF THEIR CONTIGUOUS OWNERSHIP UNLESS OTHERWISE NOTED.

ZONING/LANDUSE

EXISTING ZONING:	R-1, AND SPECIFIC PLAN 293
PROPOSED ZONING:	R-1 PER SPECIFIC PLAN 293
EXISTING LANDUSE:	VACANT LAND
PROPOSED LANDUSE:	SINGLE FAMILY RESIDENTIAL
"A" THRU "N" STREET:	DEDICATED AS PUBLIC STREETS
LOT "A" THRU "G":	DEDICATED AS STORM DRAIN EASEMENTS

UTILITY PURVEYORS

WATER: EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CALIFORNIA 92572
951 928-3772

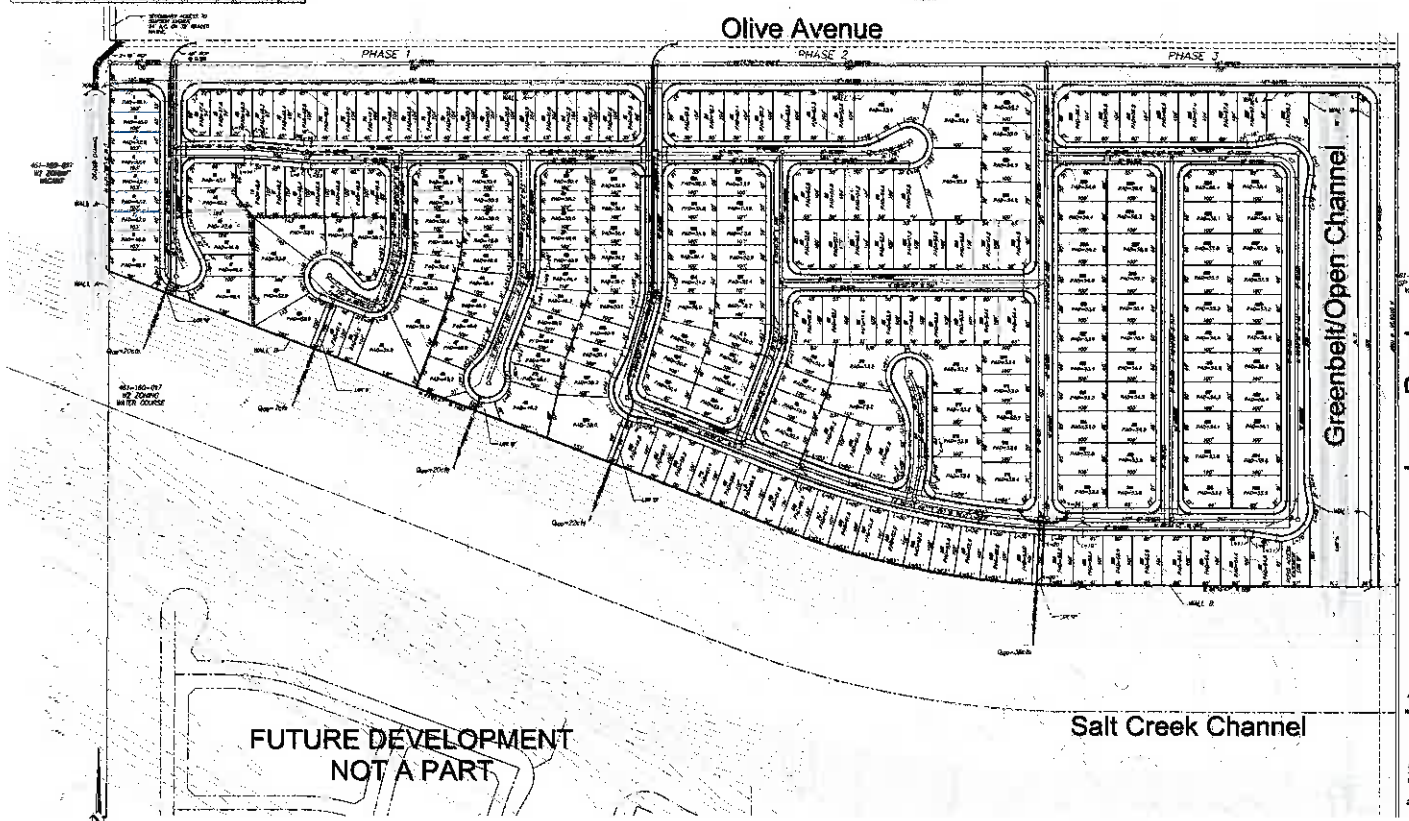
SEWER: EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CALIFORNIA 92572
951 928-3777

GAS: SOUTHERN CALIFORNIA GAS COMPANY
26538 KELVIN COURT
MURRIETA, CALIFORNIA 92562
951 304-0063

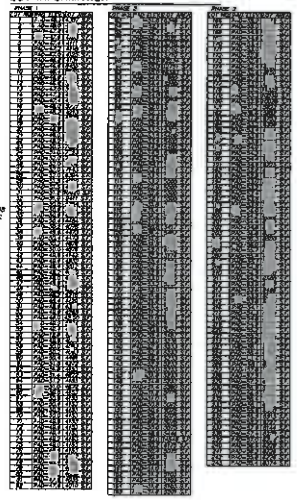
ELECTRICITY: SOUTHERN CALIFORNIA EDISON COMPANY
29700 MENIFEE ROAD
ROMOLAND, CALIFORNIA 92585
951 676-8207

TELEPHONE: GENERAL TELEPHONE COMPANY
150 JUANITA STREET
HEMET, CALIFORNIA 92543
951 928-5207

SCHOOL: HEMET UNIFIED SCHOOL DISTRICT
3350 WEST LATHAM AVENUE
HEMET, CALIFORNIA 92545
951 765-5100, EXT. 2483



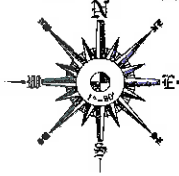
LOT INFORMATION

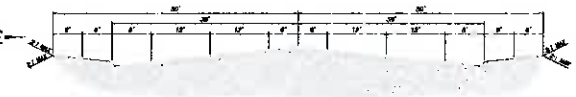


Lettered Lot Areas	
LOT "A" =	29,987 SF
LOT "B" =	3,961 SF
LOT "C" =	4,805 SF
LOT "D" =	2,403 SF
LOT "E" =	2,215 SF
LOT "F" =	8,055 SF
LOT "G" =	1,629 SF

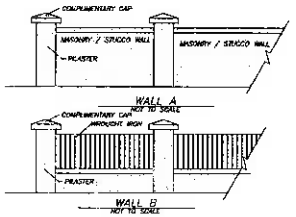
GENERAL NOTES

1. THIS MAP IS LOCATED WITHIN A PORTION OF SPECIFIC PLAN 293 PLANNING AREA NO. 15 AND 16.
2. SURROUNDING ZONING:
   NORTH – SPECIFIC PLAN NO. 293
   SOUTH – SPECIFIC PLAN NO. 293
   EAST – SPECIFIC PLAN NO. 293
   WEST – R-A
3. ACREAGE BEING DIVIDED: 51.43 GROSS ACRES.
4. THE PROJECT IS NOT SUBJECT TO OVERFLOW INUNDATION, OR FLOOD HAZARD – SUBJECT TO RCFCD DESIGN.
5. A PORTION OF THE SITE AND SURROUNDING AREA IS WITHIN THE 100 YEAR ZONE "A" FLOOD PLAIN LIMITS FOR SALT CREEK AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS AND ADMINISTERED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). – TO BE REMOVED BY RCFCD.
6. TOTAL LOTS: 243 RESIDENTIAL, 5 STORM DRAIN LOTS.
7. MINIMUM RESIDENTIAL LOT SIZE: 4,010 SQUARE FEET.
8. ADJACENT LAND USE: VACANT
9. EXISTING LAND USE: VACANT
10. PROPOSED LAND USE: RESIDENTIAL
11. STREET IMPROVEMENTS PER ORDINANCE 460, SCHEDULE A
12. THOMAS BROTHERS MAP BOOK PAGE 868, COORDINATE B-1
13. GENERAL PLAN DESIGNATION: SPECIFIC PLAN 293, ADOPTED ON 5/14/1996, RESOLUTION 97-093.
14. SINGLE FAMILY RESIDENTIAL DEVELOPMENT WILL NOT BE GATED.
15. ALL LOTS SHALL HAVE A 1% MINIMUM GRADE TOWARD THE STREET FOR DRAINAGE PURPOSES.
16. THERE ARE NO REMAINING PARCELS.
17. RUNOFF FROM THIS TRACT WILL BE DISCHARGED INTO THE SALT CREEK CHANNEL AND WILL BE ENGINEERED ON FINAL ENGINEERING PLANS FOR THIS TRACT.
18. PROJECT SITE IS WITHIN COMMUNITY SERVICES DISTRICT 86-1
19. NO SUBSURFACE SEPTIC DISPOSAL IS PROPOSED.
20. NO MOBILE HOME OR RECREATIONAL VEHICLE SPACES ARE PROPOSED.
21. NO KNOWN WELLS ON-SITE OR WITHIN 200 FEET OF THE PROPERTY.
22. SITE IS NOT SUBJECT TO LIQUEFACTION, OR OTHER GEOLOGIC HAZARDS, OR IS WITHIN A SPECIAL STUDIES ZONE.
23. NO EXISTING STRUCTURES ON SITE.
24. ALL STORM DRAIN EASEMENTS ARE TO BE MAINTAINED BY VALLEY WIDE PER CSA 89-1 (LETTERED LOTS A THRU F)
25. THIS TRACT WILL BE DIVIDED IN 3 PHASES.
    PHASE 1 – LOTS 1 THRU 82 (82 LOTS) 508,236 sf (11.96 ac's)
    PHASE 2 – LOTS 83 THRU 168 (83 LOTS) 676,134 sf (15.52 ac's)
    PHASE 3 – LOTS 169 THRU 243 (78 LOTS) 973,845 sf (21.34 ac's)
26. THIS TRACT WILL BE DIVIDED INTO 3 PHASES.
    PHASE 1 – 40X100 (4,000 SQUARE FEET MINIMUM LOT SIZE)
    PHASE 2 – 50X100 (5,000 SQUARE FEET MINIMUM LOT SIZE)
    PHASE 3 – 60X100 (6,000 SQUARE FEET MINIMUM LOT SIZE)









LEGEND

	INDICATES TYP. LOT/LINE MARK
T.C.	Top of Curb
F.L.	Flowline
F.S.	Finished Surface
E.C.	Pad Elevation
C.B.	Catch Basin
Gr.	Finished Grade
hp	High Point
lp	Low Point
ts	Top of Wall
—G—	Daylight Line
	Project Boundary
	Lot Line
	Right-of-Way

REVISIONS		
NO.	DESCRIPTION	DATE

8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 360-2070 Fax (951) 360-2060

Robert N. Brars — R.C.E. 36405 Expires 12-31-11 — Date

PREPARED FOR:
WINCHESTER MEADOWS, LLC
22861 TINDAYA
MISSION VIEJO, CALIFORNIA 92692
(951) 757-0594

TENTATIVE TRACT MAP
No. 36417
RIVERSIDE COUNTY
CALIFORNIA

DATE: 10-28-11

SHEET 1 OF 1

Extension of Time
Environmental Determination

Project Case Number: TR36417

Original E.A. Number: 42500

Extension of Time No.: First

Original Approval Date: August 5, 2014

Project Location: South of Olive Avenue and West of Leon Road

Project Description: Schedule "A" Subdivision of 51.43 gross acres into 228 residential lots with a minimum lot size of 5,000 sq. ft. and six (6) open space lots.

On August 5, 2014, 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:

☐	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.
☒	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.
☐	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.
☐	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: August 4, 2017

For Charissa Leech, Assistant TLMA Director

Robert Love
1064 Pescador Drive
Newport Beach, CA 92660
August 1, 2017

Arturo Ortuno
Contract Planner
Riverside County Planning Department
4080 Lemon Street – 12th Floor
Riverside, CA 92660

Dear Arturo Ortuno:

I, Robert Love, the Extension of Time Applicant for Tentative Tract Map 36417, accept the following new conditions imposed on approval of said map for an extension of time of one-year:

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

Sincerely,

Robert Love
Winchester Meadows LLC

Enclosure

TRACT MAP Tract #: TR36417 Parcel: 461-160-029

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. 20 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 #: TR36417 Parcel: 461-160-029

50. PRIOR TO MAP RECORDATION

50.TRANS. 20 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. 15 EOT1 - REQ BMP SWPPP WQMP 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.

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

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.

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"

TRACT MAP Tract #: TR36417 Parcel: 461-160-029

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 EOT1 - FINAL WQMP FOR GRADING (cont.) RECOMMND

if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3 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

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 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)

1.19

Agenda Item No.
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisorial District: Fourth
Project Planner: Ash Syed
Planning Commission Hearing: September 6, 2017

TENTATIVE PARCEL MAP NO. 36357
FIRST EXTENSION OF TIME
Applicant: Coachella Valley Housing Coalition c/o Mary Ann Ybarra

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: Schedule H - subdivide 20 acres into two 10 acre parcels with one lot containing an existing mobilehome park and one lot proposed for multiple family residential units.

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 PARCEL MAP NO. 36357**

BACKGROUND:

Tentative Parcel Map No. 36357 was originally approved at Planning Commission on January 27, 2011. It proceeded to the Board of Supervisors along with Change of Zone No. 7753 where both applications were approved on August 16, 2011.

The First Extension of Time was received before the expiration date, August 16, 2016. The Applicant and the County negotiated conditions of approval and reached consensus on August 24, 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 August 24, 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 August 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.

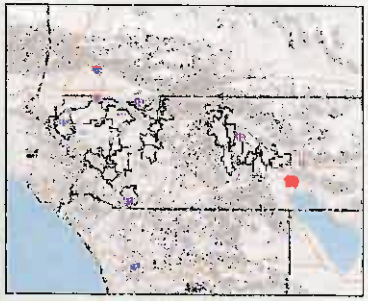
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36357, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 16, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for PM36357

Vicinity Map





Legend

- City Boundaries
- Cities

0 2,263 4,526 Feet

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REPORT PRINTED ON... 8/21/2017 4:12:21 PM

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Notes

PROJECT DESCRIPTION

THE PROJECT PROPOSES THE SUBDIVISION OF APPROXIMATELY 20.4(±) EXISTING PARCEL INTO 2-10 HOME PARCELS AS SHOWN IN CERTIFICATE OF COMPLIANCE RECORDED MARCH 22, 2006, AS DOCUMENT NO. 2006-0210604.

ASSESSOR PARCEL NUMBERS

APN 727-020-041

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE DESIGNATED AS "S 00°17'45" E" ON RECORD OF SURVEY 326/87-100, BEING NOT AT RIGHT ANGLES TO BOUNDARY.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST QUARTER CORNER OF SECTION 5 AT THE INTERSECTION OF LINCOLN STREET AND AVENUE 66;

THENCE NORTH 01°29'15" EAST, ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER AND THE CENTERLINE OF SAID LINCOLN STREET, A DISTANCE OF 660.15 FEET;

THENCE SOUTH 88°42'45" EAST, A DISTANCE OF 1,320.00 FEET TO A POINT IN THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 01°29'15" WEST, ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 660.15 FEET TO A POINT IN THE CENTERLINE OF SAID AVENUE 66 AND THE CENTERLINE OF SAID SECTION 5;

THENCE NORTH 88°42'45" WEST, ALONG THE SOUTHERLY LINE OF SECTION 5 AND THE CENTERLINE OF SAID AVENUE 66, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF COMPLIANCE RECORDED MARCH 22, 2006, AS INSTRUMENT NO. 2006-0210604, OFFICIAL RECORDS.

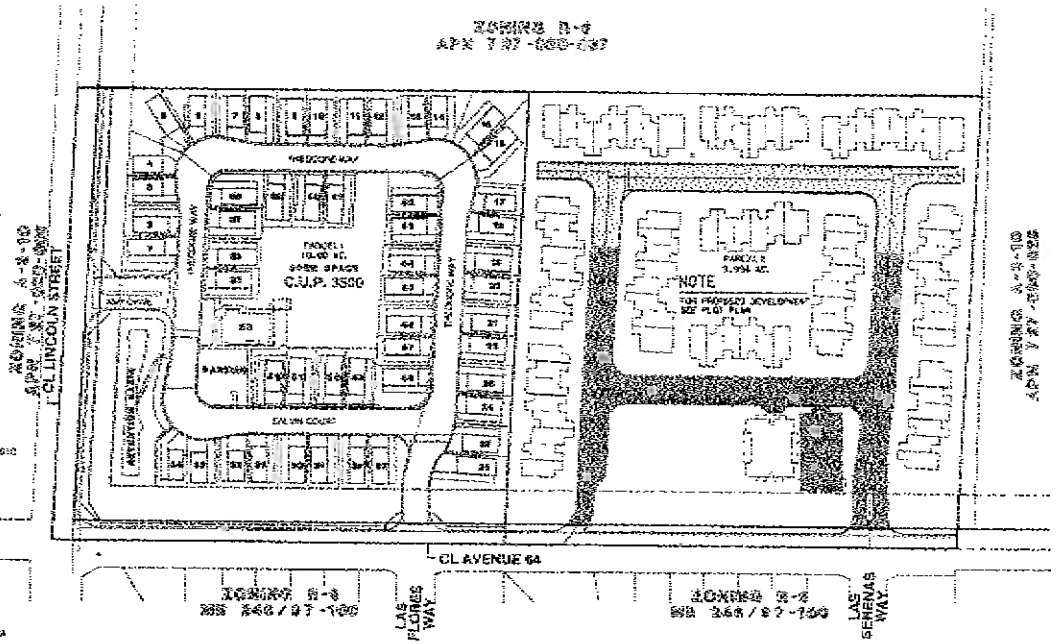
GENERAL NOTES

1. EXISTING ZONING: R-1 & R-2-10 PROPOSED ZONING: R-1 & R-1
2. EXISTING LAND USE: VERY LOW DENSITY RESIDENTIAL & VERTICAL OPEN SPACE
   PROPOSED LAND USE: MEDIUM HIGH DENSITY
   EXISTING LAND USE DESIGNATION: MHDR & VOS
   PROPOSED LAND USE DESIGNATION: MHDR
3. EXISTING SURROUNDING LAND USE: R-1A RESIDENTIAL, UNDEVELOPED R-2-10 HEAVY AGRICULTURE
4. PROJECT ACREAGE: PARCEL 1 (10.00 AC.) 10.00 AC.
   PARCEL 2 (9.996 AC.) 9.996 AC.
   GROSS 19.996 AC.
5. ZONING ORDIN. MAPS USED RIVERSIDE COUNTY MAPS, SHEET NO. 727-A.
6. UTILITY PURVEYORS: POWER: IMPERIAL IRRIGATION DISTRICT
   WATER: COACHELLA VALLEY WATER DISTRICT
   TELEPHONE: VERIZON
   SEWER: COACHELLA VALLEY WATER DISTRICT
   CABLE: TIME WARNER CABLE
   GAS: SOUTHERN CALIFORNIA GAS COMPANY
7. SCHOOL DISTRICT: COACHELLA VALLEY UNIFIED SCHOOL DISTRICT
8. THIS PROJECT IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
9. TOPOGRAPHY WAS COMPILED BY PHOTOGRAMMETRIC METHODS BY RICK ENGINEERING COMPANY DATED OCTOBER 28, 2010.
10. ALL SLOPES ARE AS SHOWN: 2:1 MAX. UNLESS NOTED OTHERWISE.
11. FEMA FLOOD ZONE: ZONE "D". THE MAP IS UNPUBLISHED PANEL NO. 0602750005B.
12. THERE ARE NO EXISTING OR PROPOSED INDIVIDUAL SEPTIC SYSTEMS, BUILDINGS, FENCES, WELLS, OR OTHER STRUCTURES ON THE PROPERTY EXCEPT AS NOTED ON MAP.
13. THIS PROJECT IS NOT WITHIN A COUNTY SERVICE AREA.
14. THIS PROPERTY IS NOT SUBJECT TO DEDICATION OR ENDOWMENT FOR SLOPE PURPOSES.
15. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 200 FEET OF THIS TENTATIVE TRACT MAP BOUNDARY.
16. THIS PROPERTY IS NOT WITHIN A SPECIFIC PLAN.

EASEMENTS

REFERENCE IS MADE TO CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT (ORDER NO. 10035599-035-LT01-CD), DATED 8-27-2010. THE FOLLOWING ARE EXCEPTIONS THERETO:

ITEM NO.	RECORD DATA	DESCRIPTION	REMARKS
1	BOOK 84, PAGE 71, O.R. (RECORDED 1-6-1936), PAGE 477 RECORDED 10-17-1956	A 12'WD EASEMENT	PLOTTED
2	INST. NO. 64029 IN BK. 1525, PG. 324, RECORDED 12-18-1952	A 21' EASEMENT FOR UTILITIES IN FAVOR OF IMPERIAL IRRIGATION DISTRICT	PLOTTED
3	INST. NO. 148371 IN BK. 1956, PG. 417, REC. 10-17-1956	A 40' WIDE EASEMENT	PLOTTED
4	INST. NO. 2008-0188252, REC. 12-22-2008	PORTION QUIT-CLAIMED FOR "INFILTRATION"	
5	INST. NO. 28952, RECORDED 4-23-1956.	A 30' EASEMENT FOR PUBLIC HIGHWAY PURPOSES IN FAVOR OF COUNTY OF RIVERSIDE	PLOTTED
6	INST. NO. 2003-0180434, REC. 12-17-2003.	A 12'WD EASEMENT	PLOTTED
7	INST. NO. 2009-0170145, REC. 4-21-2009.	AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES	PLOTTED
8	INST. NO. 2009-0170146, REC. 4-21-2009.	AN EASEMENT FOR DRAINAGE PURPOSES	PLOTTED



LEGEND

PROPERTY BOUNDARY	
FINISHED SURFACE	FS
STREET GRADE	SG
EXISTING STREET GRADE	EG
TOP OF CURB	TC
EXISTING CURB ELEVATION	EC
ASPHALT PAVING	
PROPOSED CURB OUTLET	
TELEPHONE RISER	TR
POWER POLE	P
STORM SEWER MANHOLE	S
SEWER MANHOLE	S

OWNER

PASEO HOLDING ASSOCIATES, LLC,
A CALIFORNIA LIMITED PARTNERSHIP
C/O DR. CHRISTINE CALLEF MASSIVE, PRESIDENT
45701 MONROE STREET, SUITE E
INDIO, CA 92201
PHONE: (760) 347-3537
FAX: (760) 342-4168

APPLICANT

MCMASTER ARCHITECTS
42-135 BOB HOPE DRIVE, SUITE 103
PALM DESERT, CA 92211
PHONE: (760) 346-8806
FAX: (760) 346-0487
CONTACT: CHRIS MCMASTER

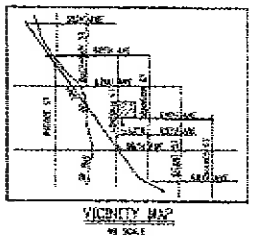
ENGINEER

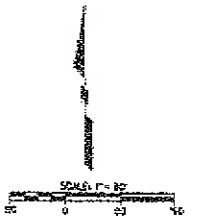
RICK ENGINEERING COMPANY
1770 IOWA AVE., SUITE 100
RIVERSIDE, CA 92507
PHONE: (951) 782-0707
FAX: (951) 781-1358
CONTACT: JENNIFER WILKINSON

ESTIMATED GRADING QUANTITIES

1. ESTIMATED GRADING QUANTITIES SHOWN HEREON ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL BID QUANTITIES.
2. ESTIMATED GRADING QUANTITIES SHOWN HEREON ARE GEOMETRIC VOLUMES AND DO NOT ACCOUNT FOR LOSS DUE TO SHRINKAGE OR SUBSIDENCE.

ESTIMATED CUT: 15,000 CY
ESTIMATED FILL: 15,000 CY
ESTIMATED IMPORT: 0 CY





DATE	BY	REVISIONS

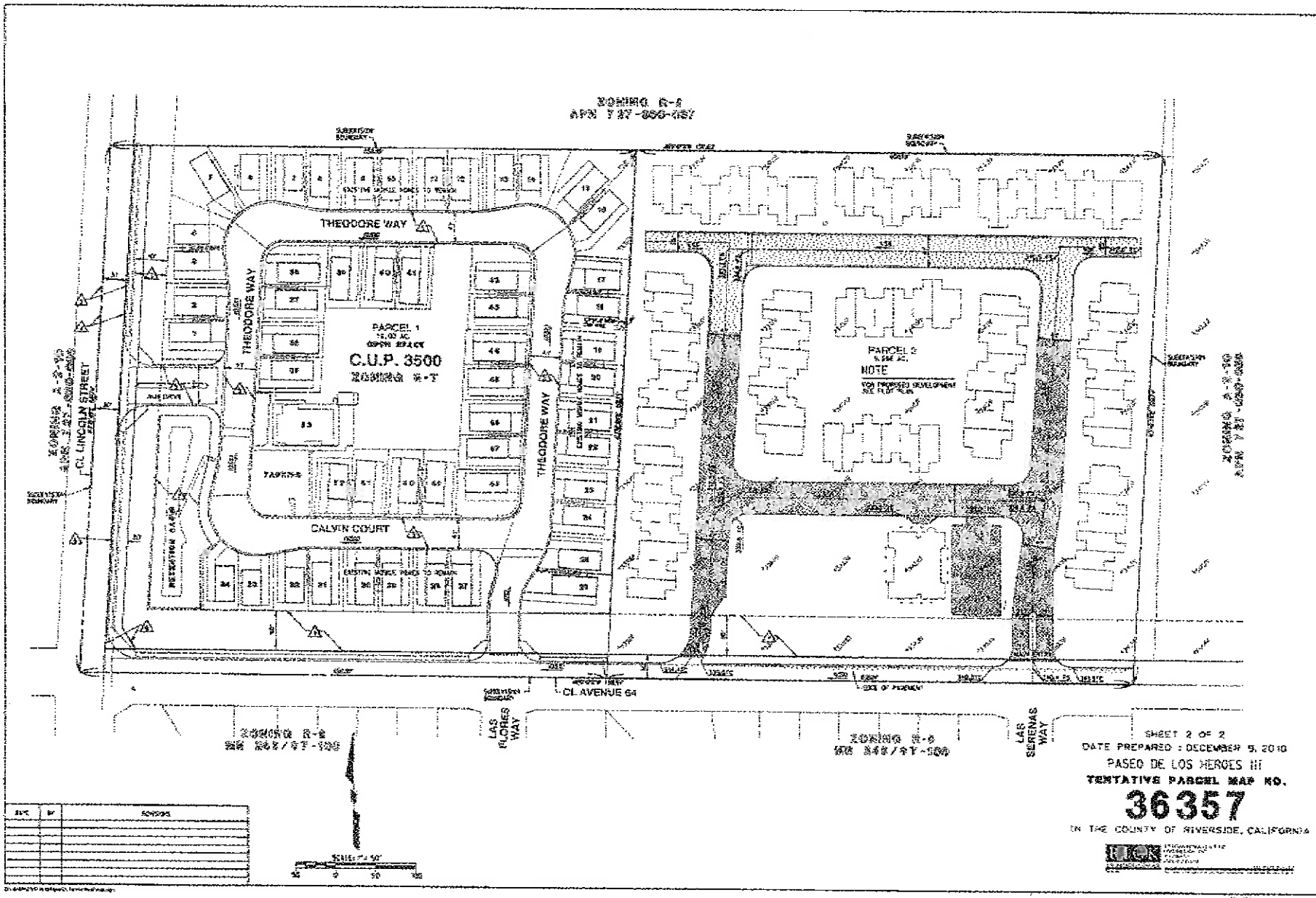
SHEET 1 OF 2
DATE PREPARED: DECEMBER 9, 2010
PASEO DE LOS HEROES III

TENTATIVE PARCEL MAP NO.

36357

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

RICK



SHEET 2 OF 2

DATE PREPARED : DECEMBER 5, 2018

PASEO DE LOS HEROES III

TENTATIVE PARCEL MAP NO.

36357

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

Extension of Time
Environmental Determination

Project Case Number: PM36357

Original E.A. Number: EA 42414

Extension of Time No.: First

Original Approval Date: August 16, 2011

Project Location: North of 64th Avenue, South of 63rd Avenue, East of Lincoln Street.

Project Description: Schedule H - subdivide 20 acres into two 10 acre parcels with one lot containing an existing mobilehome park and one lot proposed for multiple family residential units.

On August 16, 2011, this Tentative Parcel 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:

☐	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.
☒	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.
☐	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.
☐	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: _____ Date: August 24, 2017

Ash Syed, Planner

Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Maryann Ybarra <Maryann.Ybarra@cvhc.org>
Sent: Thursday, August 24, 2017 12:02 PM
To: Syed, Ashiq
Subject: RE: Recommended Conditions of Approval for 1st & 2nd EOT of PM36357

Hello Ash,
Please accept this email as our, Extension of Time Applicant's, acceptance of the recommended conditions identified below for PM 36357:

50. E HEALTH. 2
50. TRANS. 31
60. BS GRADE. 12
60. TRANS. 6
80. TRANS. 2
90. BS GRADE. 2
90. TRANS. 1

Please do not hesitate to contact me if you have any questions or require additional documentation.

Thank you,

Mary Ann Ybarra
Coachella Valley Housing Coalition
Multi-Family Director
Phone: (760) 347-3157 x 502
Cell: (760) 393-6968

From: Syed, Ashiq [mailto:ASyed@rivco.org]
Sent: Monday, August 21, 2017 4:49 PM
To: Maryann Ybarra
Subject: Recommended Conditions of Approval for 1st & 2nd EOT of PM36357

Ms. Ybarra,

I am Ash Syed. I have been assigned to process your Extension of Time (EOT) request for PM36357. Attached are the recommended Conditions of Approval (COA).

Attn: Mary Ann Ybarra
45-701 Monroe Street, Suite G
Indio, CA 92201

FIRST & SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 36357.

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. 2
50. TRANS. 31
60. BS GRADE. 12
60. TRANS. 6
80. TRANS. 2
90. BS GRADE. 2
90. TRANS. 1

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 fora Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru 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 – *Planner*
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Email: asyed@rivco.org
Phone: 951-955-6035

PARCEL MAP Parcel Map #: PM36357 Parcel: 727-030-041

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2 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. 31 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

PARCEL MAP Parcel Map #: PM36357 Parcel: 727-030-041

50. PRIOR TO MAP RECORDATION

50.TRANS. 31 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. 12 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)

PARCEL MAP Parcel Map #: PM36357 Parcel: 727-030-041

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 6 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.

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. 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)

PARCEL MAP Parcel Map #: PM36357 Parcel: 727-030-041

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 2 . 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. 1 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

PARCEL MAP Parcel Map #: PM36357 Parcel: 727-030-041

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 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)

1.20

Agenda Item No.
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisorial District: Fourth
Project Planner: Ash Syed
Planning Commission Hearing: September 6, 2017

TENTATIVE PARCEL MAP NO. 36357
SECOND EXTENSION OF TIME
Applicant: Coachella Valley Housing Coalition c/o Mary Ann Ybarra

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: Schedule H - subdivide 20 acres into two 10 acre parcels with one lot containing an existing mobilehome park and one lot proposed for multiple family residential units.

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 PARCEL MAP NO. 36357**

BACKGROUND:

Tentative Parcel Map No. 36357 was originally approved at Planning Commission on January 27, 2011. It proceeded to the Board of Supervisors along with Change of Zone No. 7753 where both applications were approved on August 16, 2011.

The Second Extension of Time was received August 14, 2017, before the expiration date, August 16, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on August 24, 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 August 23, 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 August 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.

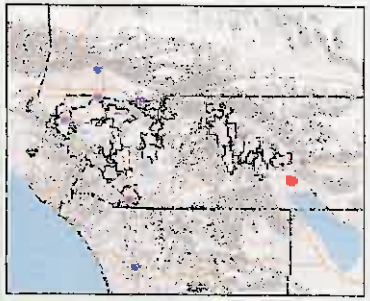
RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36357, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 16, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for PM36357

Vicinity Map





Legend

- City Boundaries
- Cities

0 1,509 3,017 Feet

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

REPORT PRINTED ON... 8/14/2017 1:27:00 PM

© Riverside County RCIT GIS

Notes

PROJECT DESCRIPTION

THE PROJECT PROPOSES THE SUBDIVISION OF APPROXIMATELY 20-ACRE EXISTING PARCEL INTO [illegible] PARCELS AS SHOWN ON CERTIFICATE OF COMPLIANCE RECORDED MARCH 30, 2006 AS DOCUMENT NO. 2006-0220960.

ASSESSOR PARCEL NUMBERS

APN 727-030-001

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN MID CORE STREET AND STREET SOUTH AS MONUMENTED ON RISE DUTCH SHEETS, BEING N61°45'51"E (GRID) BEARING.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 7 EAST, OF SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST QUARTER CORNER OF SECTION 5 AT THE INTERSECTION OF LINCOLN STREET AND AVENUE 64;

THENCE NORTH 01°39' 00" EAST ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER AND THE CENTERLINE OF SAID LINCOLN STREET, A DISTANCE OF 660.15 FEET;

THENCE SOUTH 88°20'00" EAST, A DISTANCE OF 1,320.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 01°39'00" WEST ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 660.15 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 88°20'00" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 5 AND THE CENTERLINE OF SAID AVENUE 64, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF COMPLIANCE RECORDED MARCH 30, 2006 AS INSTRUMENT NO. 2006-0220960, OFFICIAL RECORDS.

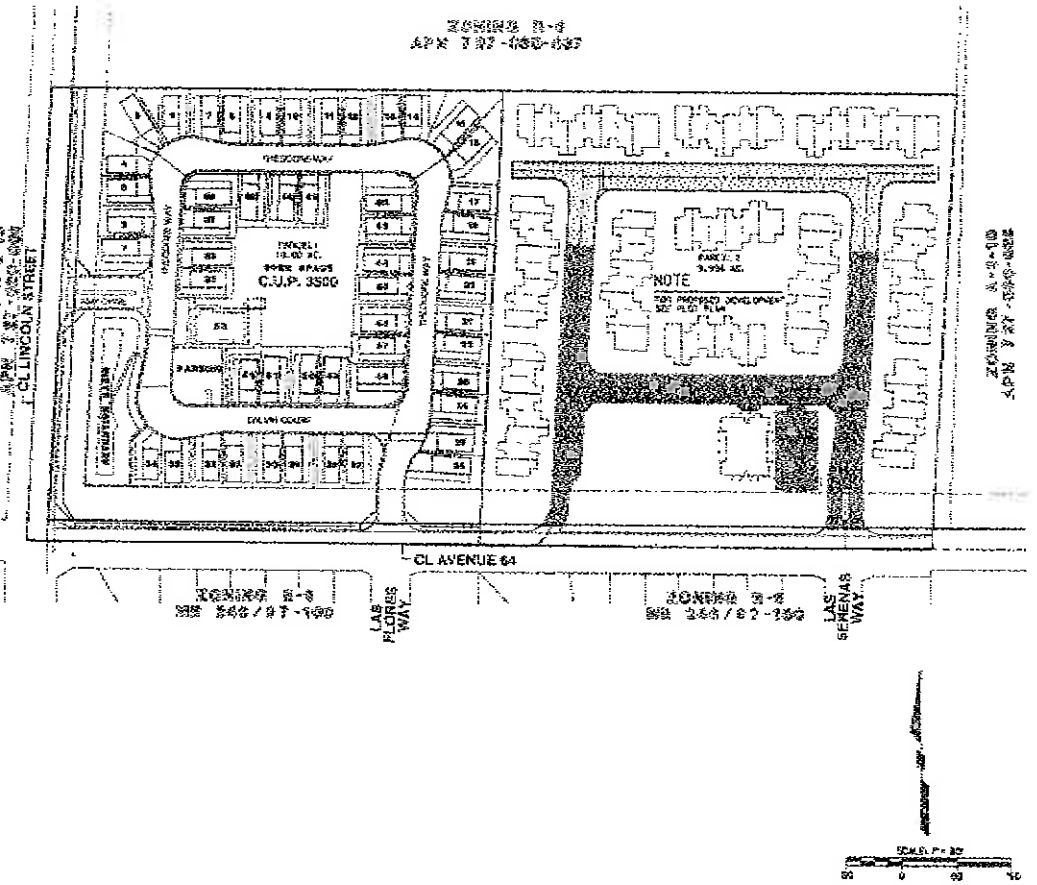
GENERAL NOTES

1. EXISTING ZONING: R-1 & R-2-10 PROPOSED ZONING: R-1 & R-3
2. EXISTING LAND USE: VACANT PROPOSED LAND USE: MEDIUM HIGH DENSITY RESIDENTIAL
   LEGISLATIVE LAND USE DESIGNATION: MHDR & HDR
   PROPOSED LAND USE DESIGNATION: MHDR
3. EXISTING IMPROVEMENTS AND USES: MHDR-RESIDENTIAL, UNDEVELOPED
   R-2-10 RESIDENTIAL ADVISORY SITE
4. PROJECT ACREAGE: PARCEL 1: 10.03 AC
   PARCEL 2: 9.996 AC
   GROSS: 19.999 AC
5. THOMAS BROS. MAPS 2005 RIVERSIDE COUNTY PAGE 5992, A-4.
6. UTILITY PURVEYORS: POWER: IMPERIAL IRRIGATION DISTRICT
   WATER: COACHELLA VALLEY WATER DISTRICT
   TELEPHONE: VERIZON
   SEWER: COACHELLA VALLEY WATER DISTRICT
   CABLE: TIME WARNER CABLE
   GAS: SOUTHERN CALIFORNIA GAS COMPANY
7. SCHOOL DISTRICTS: COACHELLA VALLEY UNIFIED SCHOOL DISTRICT
8. THIS PROJECT IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
9. TOPOGRAPHY WAS COMPILED BY PHOTOGRAMMETRIC METHODS BY TRACK ENGINEERING COMPANY DATED OCTOBER 25, 2010.
10. ALL SLOPES ARE AS SHOWN. 2:1 MAX. UNLESS NOTED OTHERWISE.
11. PER FLOOD ZONE: ZONE "D", THE MAP IS UNMAPPED PANEL NO. 06065A-0575.
12. THERE ARE NO EXISTING OR PROPOSED DWELLINGS, BUILDINGS, PAVED AREAS OR OTHER STRUCTURES ON THE PROPERTY EXCEPT AS SHOWN ON MAP.
13. THIS PROJECT IS NOT WITHIN A COUNTY SERVICE AREA.
14. THIS PROPERTY IS NOT SUBJECT TO OPERATION OR TERMINATION OF FLOOD EASEMENTS.
15. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 200 FEET OF THIS BOUNDARY. NEAREST WELL SHOWN.
16. THIS PROPERTY IS NOT WITHIN A SPECIFIC PLAN.

EASEMENTS

REFERENCE IS MADE TO CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 00061888-001, DATED 8-27-10 @ 7:30 AM. THE FOLLOWING ARE EXCEPTIONS THERETO:

ITEM NO.	RECORDING DATA	DESCRIPTION	REMARKS
1	PER BK. 1139, PG. 77, INSTRUMENT NO. 53-1546 & BK. 1139, PG. 417 RECORDED 10-17-1956	A 60' ROAD EASEMENT	PLOTTED
2	INST. NO. 24019 IN BK. 1145, PG. 554, RECORDED 12-18-1952.	A 21' EASEMENT FOR UTILITIES IN FAVOR OF IMPERIAL IRRIGATION DISTRICT	PLOTTED
3	INST. NO. 18627, BK. 1966, PG. 412, REC. 10-17-1956	A 40' ROAD EASEMENT	PLOTTED
4	INST. NO. 2006-0220960, REC. 12-20-2006	PORTION QUIT-CLAIMED FOR INSTRUMENT	
5	INST. NO. 22950, RECORDED 6-27-1956.	A 20' EASEMENT FOR PUBLIC SIDEWALK PURPOSES IN FAVOR OF COUNTY OF RIVERSIDE	PLOTTED
6	INST. NO. 2005-0509141, REC. 12-27-2005.	A ROAD EASEMENT	PLOTTED
7	INST. NO. 2005-0509142, REC. 12-27-2005.	AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES	PLOTTED
8	INST. NO. 2006-0135618, REC. 4-21-2006.	AN EASEMENT FOR DRAINAGE PURPOSES	PLOTTED



LEGEND

- PROPERTY BOUNDARY
- FINISHED SURFACE — FS
- STREET GRADE — SG
- EXISTING STREET GRADE — EXSG
- TOP OF CURB — TC
- EXISTING GRADE ELEVATION — EXG
- ASPHALT PAVING
- PROPOSED CURB GUTTER
- TELEPHONE RISER — TR
- POWER POLE — P
- SIGNAL PULL MANHOLE — ⊕
- SEWER MANHOLE — S

OWNER

PASEO HOUSING ASSOCIATES I, L.P.
A CALIFORNIA LIMITED PARTNERSHIP
C/O CORNERSTONE VALLEY HOUSING CORPORATION
45701 MONROE STREET, SUITE C
INDIO, CA 92201
PHONE (760) 347-3487
FAX (760) 342-4468

APPLICANT

MCP DESIGN ARCHITECTS
42-555 ARROYO SHORE, SUITE 102
PALM DESERT, CA 92211
PHONE (760) 346-4004
FAX (760) 346-0963
CONTACT: CHRIS ANDERSON

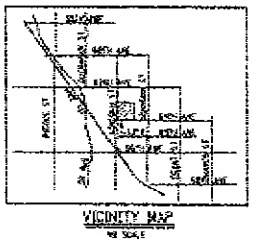
ENGINEER

TRACK ENGINEERING COMPANY
2700 SOUTH MAIN, SUITE 450
RIVERSIDE, CA 92507
PHONE (951) 782-0707
FAX (951) 782-0707
CONTACT: MARTIN ANDERSON

ESTIMATED GRADING QUANTITIES

1. ESTIMATED GRADING QUANTITIES SHOWN HEREON ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL BID QUANTITIES.
2. ESTIMATED GRADING QUANTITIES SHOWN HEREON ARE ECCENTRIC BY [illegible] NOT ACCURATE FOR USES DUE TO SHRINKAGE OR COMPACTION.

ESTIMATED CUT: 15,000 CY
ESTIMATED FILL: 15,000 CY
ESTIMATED IMPORT: 0 CY



VICINITY MAP
NO SCALE

SCALE: 1" = 80'
80 0 80 160

DATE	BY	REVISIONS

SHEET 1 OF 2
DATE PREPARED: DECEMBER 9, 2010

PASEO DE LOS HEROES III

TENTATIVE PARCEL MAP NO.

36357

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

CL LINCOLN STREET
THEODORE WAY
CALVIN COURT
C.U.P. 3500
PARCEL 1
THEODORE WAY
LAS FLORES WAY
CL AVENUE 64
THEODORE WAY
PARCEL 2
NOTE
LAS SERENAS WAY
ZONING S-2-10
APN 727-050-007
ZONING S-2-10
APN 727-050-008
ZONING S-2-10
APN 727-050-009
ZONING S-2-10
APN 727-050-010
ZONING S-2-10
APN 727-050-011
ZONING S-2-10
APN 727-050-012
ZONING S-2-10
APN 727-050-013
ZONING S-2-10
APN 727-050-014
ZONING S-2-10
APN 727-050-015
ZONING S-2-10
APN 727-050-016
ZONING S-2-10
APN

Extension of Time
Environmental Determination

Project Case Number: PM36357

Original E.A. Number: EA42414

Extension of Time No.: Second

Original Approval Date: August 16, 2011

Project Location: North of 64th Avenue, South of 63rd Avenue, East of Lincoln Street.

Project Description: Schedule H - subdivide 20 acres into two 10 acre parcels with one lot containing an existing mobilehome park and one lot proposed for multiple family residential units.

On August 16, 2011, this Tentative Parcel 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:

☐	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.
☒	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.
☐	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.
☐	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: _____ Date: August 24, 2017

Ash Syed, Planner

Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Maryann Ybarra <Maryann.Ybarra@cvhc.org>
Sent: Thursday, August 24, 2017 12:02 PM
To: Syed, Ashiq
Subject: RE: Recommended Conditions of Approval for 1st & 2nd EOT of PM36357

Hello Ash,
Please accept this email as our, Extension of Time Applicant's, acceptance of the recommended conditions identified below for PM 36357:

50. E HEALTH. 2
50. TRANS. 31
60. BS GRADE. 12
60. TRANS. 6
80. TRANS. 2
90. BS GRADE. 2
90. TRANS. 1

Please do not hesitate to contact me if you have any questions or require additional documentation.

Thank you,

Mary Ann Ybarra
Coachella Valley Housing Coalition
Multi-Family Director
Phone: (760) 347-3157 x 502
Cell: (760) 393-6968

From: Syed, Ashiq [mailto:ASyed@rivco.org]
Sent: Monday, August 21, 2017 4:49 PM
To: Maryann Ybarra
Subject: Recommended Conditions of Approval for 1st & 2nd EOT of PM36357

Ms. Ybarra,

I am Ash Syed. I have been assigned to process your Extension of Time (EOT) request for PM36357. Attached are the recommended Conditions of Approval (COA).

Attn: Mary Ann Ybarra
45-701 Monroe Street, Suite G
Indio, CA 92201

FIRST & SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 36357.

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. 2
50. TRANS. 31
60. BS GRADE. 12
60. TRANS. 6
80. TRANS. 2
90. BS GRADE. 2
90. TRANS. 1

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 fora Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru 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 – *Planner*
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Email: asyed@rivco.org
Phone: 951-955-6035

PARCEL MAP Parcel Map #: PM36357 Parcel: 727-030-041

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2 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. 31 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

PARCEL MAP Parcel Map #: PM36357 Parcel: 727-030-041

50. PRIOR TO MAP RECORDATION

50.TRANS. 31 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. 12 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)

PARCEL MAP Parcel Map #: PM36357 Parcel: 727-030-041

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 6 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.

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. 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)

PARCEL MAP Parcel Map #: PM36357 Parcel: 727-030-041

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 2 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. 1 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

PARCEL MAP Parcel Map #: PM36357 Parcel: 727-030-041

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 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.: 3.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Larry Ross
Planning Commission: September 6, 2017

Public Use Permit No. 931
Environmental Assessment No. 42963
Applicant: 34155 Winchester Rd, LLC
Engineer/Representative: PlaceWorks

Charissa Leach P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION:

Public Use Permit No. 931 proposes the construction and operation of a charter school serving 600 students for kindergarten through 8th grade. Total building area is approximately 45,000 square feet. An existing single family home and garage will remain onsite.

PROJECT LOCATION:

Northwest of Highway 79, east of Pourroy Road, and south of Keller Road

FURTHER PLANNING CONSIDERATIONS: August 2, 2017

The project was heard before the Planning Commission on August 2, 2017.

Eight neighbors spoke against the project. One neighbor spoke in a neutral position on the project. No neighbors spoke in favor of the project.

3 letters were received at the Planning Commission. 2 Additional letters were received after the Planning Commission meeting.

The discussion at Planning Commission was primarily focused on traffic and access.

The Planning Commission asked the applicant if any public outreach had been done. The applicant replied that no community outreach had been done. The Planning Commission continued the project to September 6, 2017 to allow the applicant to do community outreach.

FURTHER PLANNING CONSIDERATIONS: August 10, 2017

The applicant held a community meeting on August 10, 2017. Details from the applicant's meeting:

On August 10, 2017, the school's director/principal, their legal counsel, PlaceWorks' traffic engineer, and two of the community representatives met at the offices of the Temecula Valley Charter School at 35755 Abelia Street in Winchester. The community issues of concern discussed at the meeting included:

- Access and circulation
- Public Safety

- Hours of operation
- Future expansion
- Existing house
- Grading, drainage, and water quality
- Fencing, screening and landscaping
- Noise and lighting
- Lighting

The project team made note of these issues of concern and will present responses to the surrounding neighbors at next week's community meeting, which was held on Thursday, August 24 at 6:00 PM in the Multipurpose Room of the Temecula Valley Charter School.

FURTHER PLANNING CONSIDERATIONS: August 24, 2017

The applicant held a community meeting on August 24, 2017 at the Multipurpose Room of the Temecula Valley Charter School. Attached are some pre-meeting correspondence, the meeting power point, and a photo of the meeting.

FURTHER PLANNING CONSIDERATIONS: August 29, 2017

Attached to the staff report are responses to comments addressing the concerns raised by the 5 letters that were received.

BACKGROUND:

The Temecula Valley Charter School was founded in 1994, under the name Temecula Learning Center. The school has been operating at its current location, 35755 Abelia Street, in French Valley for many years. The current charter school site is owned by the Temecula Valley School District, and because of operational needs of the Temecula Valley School District asked the Temecula Valley Charter School to relocate. The proposed Public Use Permit No. 931 is for the relocation of the existing school, staff and students.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Rural: Rural Residential (RR)
2. Surrounding General Plan Land Use (Ex. #5):	Rural: Rural Residential (R:RR) to the north and west, and Community Development: Commercial Retail (CD:CR) to the south and east.
3. Existing Zoning (Ex. #2):	Rural Residential (R-R)
4. Surrounding Zoning (Ex. #2):	Rural Residential (R-R) to the north and west, General Commercial (C-1/C-P) to the south, and Specific Plan to the east.
5. Existing Land Use (Ex. #1):	Single Family Residential
6. Surrounding Land Use (Ex. #1):	Single Family Residential to the north, east and west, vacant to the south.

7. Project Data: Total Acreage: 14.59

8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42963**, 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 PUBLIC USE PERMIT NO. 931, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural: Rural Residential (R:RR) on the Southwest Area Plan.

2. The proposed use, a charter school is consistent with the Rural: Rural Residential (RR) designation. The RR designation allows for governmental uses, the charter school is a governmental use.

3. The project site is within the Highway 79 Policy Area of the Southwest Area Plan. The Highway 79 Policy Area requires a 9 percent reduction from the midpoint of the density range for a given General Plan designation for residential land division. Since the proposed project is not a residential subdivision, it is not subject to the Highway 79 Policy area requirements.

4. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) to the north and west, and Community Development: Commercial Retail (CD:CR) to the south and east..

5. The zoning for the subject site is Rural Residential (R-R).

6. The proposed use, a charter school, is consistent with the development standards set forth in the Rural Residential (R-R) zone:

   "One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance."

   The tallest building in the project is 28 feet in height, therefore the project does not exceed the height requirement of the zone.

   "Lot Area. One-half acre, with a minimum average width of 80 feet, including the area to the center of adjacent streets, shall be the minimum size of any lot except as follows:
   (i) Public utilities, 20,000 square feet with a minimum average lot width and depth of 100 feet."

The project currently has two lots, but the project is conditioned to be merged into one lot. The current lot sizes of each lot is approximately 7 acres, thus exceeding the half acre requirement. The first lot currently has a width of 513 feet. The second lot has a width of 300 feet that expands to 767 feet in width, giving it an average width of 533.5 feet. Both lots in their current configuration meet minimum average 80 foot lot width, and with the parcel merger the new lot will have an average lot width of 944.5 feet which also meets the required minimum average 80 foot lot width.

"Automobile storage space shall be provided as required by Section 18.12. of this ordinance."

Under section 18.12, elementary schools are required to be parked at "Whichever is greater: 1 space/classroom, OR 1 space/3 seats in the auditorium or multi-purpose room. " The project has a multipurpose room with 290 seats, which when divided by 3 as stated above, the required parking would be 97 parking spaces. The project has provided 98 parking spaces.

7. Pursuant to Section 18.29 of Ordinance No. 348, the proposed charter school is permitted in the Rural Residential (R-R) zone with an approved public use permit. Section 18.29 provides that that educational institutions may be permitted in any zoning classification provided a public use permit is granted.

8. Pursuant to Section 18.29d of Ordinance No. 348, "A public use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community"

   The proposed school has been designed to insure the safety of both the children that attend the school as well as the public at large. The school meets Fire code requirements and the Transportation requirements for such a facility. In addition, a school meets the needs of the community by providing schooling to the children that reside in the Temecula Valley School District. The charter school further assists the School District in its mission to educate the children located in the district by taking pressure off of the district's limited resources and giving the community at large a choice as to an alternate form of education within the district.

9. In accordance with Section 18.12 of Ordinance No. 348 the required parking for this facility is 93 parking spaces. The proposed charter school will include 96 parking spaces.

10. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north and west, General Commercial (C-1/C-P) to the south, and Specific Plan to the east.

11. Single family residential uses have been constructed and are operating in the project vicinity.

12. The project site is located within the City of Murrieta sphere of influence and as such a copy of the project was transmitted to the City of Murrieta. As of writing of this staff report, no response has been received from the City of Murrieta.

13. This project is located within Criteria Area 5275 of the Western Riverside County Multiple Species Habitat Conservation Plan. The project went through the HANS process and the project was transmitted to Joint Project Review on June 20, 2017 by the Regional Conservation Authority. Conservation within this Cell will range from 10%-20% of the Cell focusing in the southern portion of the Cell. The project site, however, is located in the northwestern part of the Cell. Further, the

proposed Constrained Linkage 8 is located approximately 1,400 feet south of the project site. The land between the project site and the linkage is in agricultural use and is crossed by SR-79. The proposed project would not impact the assembly or wildlife movement function of Constrained Linkage 18. As a result, the project is not required to provide land for conservation and it fulfills the requirements of Criteria Cell 5275 and Constrained Linkage 18.

14. The project is located within the Stephens Kangaroo Rat Fee Area or Core Reserve Area. The project has been conditioned (60.PLANNING.11) that prior to the issuance of a grading permit, the applicant shall comply with the provisions of the Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

15. Notifications about this project were sent to the Native American tribes that requested to be noticed pursuant to AB 52. These include the Pechanga Band of Luiseno Indians, Soboba Band of Luiseño Indians, Ramona Band of Cahuilla Indians, Colorado River Indian Tribes and the Rincon Band of Luiseño Indians. Requests for consultation were received from Pechanga and Soboba. The remaining tribes did not request consultation on this project. Pechanga and Soboba did not identify any Tribal Cultural Resources in the project area. Pechanga and Soboba expressed concern that subsurface resources may be present and requested that a tribal monitor be present during grading activities(60.PLANNING 3). Consultation was concluded with both Pechanga and Soboba on April 19, 2017.

16. Environmental Assessment No. 42963 identified the following potentially significant impacts:

    a. Cultural Resources
    b. Geology/Soils

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

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is compatible with the present and future logical development of the area.

5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site **is not** located within:
   a. A 100-year flood plain, an area drainage plan, or dam inundation area;
   b. California Gnatcatcher, Quino Checkerspot Butterfly habitat;
   c. A high fire area; or
   d. Recreation and Parks District boundary.

3. The project site **is** located within:
   a. The city of Murrieta sphere of influence;
   b. The Stephens Kangaroo Rat Fee Area; and
   c. A low liquefaction potential area;

4. The subject site is currently designated as Assessor's Parcel Numbers 476-010-013 and 476-010-059.

August 2017 | Response to Comments

TEMECULA VALLEY CHARTER SCHOOL

County of Riverside

Prepared for:

County of Riverside
Contact: Larry Ross, Principal Planner
4080 Lemon Street, 12th Floor
Riverside, California 92502
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Prepared by:

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PLACEWORKS

1. Response to Comments

The following is a list of agencies and organizations that submitted comments on the Initial Study/Mitigated Negative Declaration (IS/MND) during the public review period. Comment letters and specific comments are given letters and numbers for reference purposes.

Number Reference	Commenting Agency/Person	Date of Comment	Page No.
Agencies and Organizations			
A1	Law Offices of Abigail Smith	August 1, 2017	3
Residents			
R1	Rick and Kelly Croy	August 1, 2017	27
R2	Rita Flenoid	August 1, 2017	31
R3	Dennis T. Tuffin	August 1, 2017	37
R4	Kirk R. Gurling	August 1, 2017	47

Response to Comments

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LETTER A1 – Law Offices of Abigail Smith (7 pages)

Law Offices of Abigail Smith
1455 Frazee Road, Suite 500, San Diego, CA 92108

Abigail A. Smith, Esq.

Telephone: (951) 506-9925
Facsimile: (951) 506-9975
Email: abby@socalceqa.com

BY E-MAIL AND U.S. MAIL

August 1, 2017

Riverside County Planning Commission
c/o Ms. Elizabeth Sarabia, Planning Comm'n Secretary
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502
esarabia@rivco.org

Mr. Larry Ross
Principal Planner
County of Riverside Planning Dept.
4080 Lemon Street, 12th Floor
Riverside, CA 92502
Lross@rivco.org

Re: Planning Commission Hearing August 2, 2017, Item 4.1—Public Use Permit No. 931/Temecula Valley Charter School

Dear Riverside County Planning Commissioners:

Please accept this letter on behalf of local residents, Residents For Intelligent Planning, regarding the proposed Temecula Valley Charter School/Public Use Permit No. 931. This project is scheduled for hearing before the Planning Commission on August 2, 2017 (Item 4.1).

First, we request that the Planning Commission continue the hearing to allow for additional time for public review of project documents and comment. The community was not consulted on this Project. The lack of public outreach has left the community scrambling to understand the scope and nature of the proposed project and its impacts. Second, if the Planning Commission will consider this item, we urge that the Commission deny the Project at this time and recommend that an Environmental Impact Report ("EIR") be prepared. A1-1

Response to Comments

The Temecula Valley Charter School is a proposal for the construction and operation of a charter school serving 600 students for kindergarten through 8th grade. For the reasons outlined below, the Environmental Assessment ("EA") is legally inadequate and an Environmental Impact Report ("EIR") is required. The California Environmental Quality Act ("CEQA") requires the preparation of an EIR for any project that *may* have significant adverse effects on the environment. (Public Resources Code § 21151.) "Said another way, if a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect." (State CEQA Guidelines, §15064 (f)(1).) The Project meets these standards as discussed further below. Additionally, a mitigated negative declaration is only appropriate when revisions in the proposed project "would avoid the effects or mitigate the effects to a point where *clearly* no significant effects would occur, and [t]here is *no* substantial evidence, in light of the whole record before the agency, that the project as revised *may* have a significant effect on the environment." (State CEQA Guidelines, § 15070 (b) [emphasis added].) The EA does not demonstrate that significant impacts are mitigated to a point where "clearly no significant effects would occur." A1-2

Project Description

Based on the available information there is apparently an inconsistency relative to the existing street or road that provides access to the existing home on the Project site. Will this road be eliminated as part of the Project? Does the Project intend to rely upon this road for emergency access or otherwise? The site plan indicates that the road may be retained. Moreover, it is indicated that the existing residential structures on-site will remain. The site plan indicates that one will be a "caretaker residence." Does the applicant intend to develop this adjacent parcel more fully at some point? Consistent with CEQA's mandates, the entirety of the Project and all phases must be described fully and accurately. A1-3

Air Quality

The construction air quality study should be updated using the latest CalEEMod (*see*, http://www.caleemod.com).

Furthermore, we could not locate the CalEEMod report to support the conclusions of EA, p. 42 regarding construction emissions. This model report does not appear with the EA, though Appendix B purports to contain "Air Quality and Greenhouse Gas Background and Modeling Data". Therefore, we are unable to review and comment on the assumptions, inputs, and ultimate conclusions of the construction air quality study. Even so, the "expectation" that the earthwork is balanced must be made a condition of the proposed project in order to guarantee that the assumptions of the air quality model are A1-4

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accurate. The noise section suggests it is assumed that there will be little to no off-site/on road haul trips. A1-4 cont'd

Water Quality and Flooding

Conclusions about water quality impacts are based on a preliminary WQMP. The EA mentions that, "site specific features would be described in the site-specific WQMP" (p. 87). This represents deferred analysis contrary to CEQA. There is not evidence to support the conclusion that impacts are less than significant under thresholds a), d), and g). The EA also describes that the "proposed development of the Keller Crossing Specific Plan … would include a 24-inch storm drain along Keller Road that … would prevent off-site runoff from entering the school site" (p. 87). This is inadequate. The Project must mitigate its impacts and not rely on anticipated improvements by other projects. A1-5

The Project is apparently designed so that all storm water shall be contained underground. We urge the Planning Commission to ensure that this project has been fully reviewed by all water quality agencies prior to approval, including State agencies that monitor the Santa Margarita Water Shed and the San Diego River Watershed. There is major concern on the part of the community that flood and stormwater impacts have not been fully evaluated or mitigated. CEQA provides that impacts must be studied *before* a project is approved. A1-6

Land Use

The Project area is described as a rural residential and agricultural area of French Valley. According to the EA, the immediate neighborhood consists of rural residences and farmland, and in fact a single family abuts the northern site boundary on the west. The current land use designation is Rural Residential; the current zoning is Rural Residential. The Project has potentially significant land use impacts due to conflicts with surrounding uses. These impacts are not mitigated because of the granting of a permit for the proposed use. The Project will bring a substantial number of vehicle trips, noise, and lighting effects to a rural area. This represents an adverse change to the environment within the meaning of CEQA. Further, we do not agree, as claimed by the EA, that "land use compatibility is no longer a CEQA issue" (p. 101). If the Project site were developed pursuant to the Rural Residential land use and zoning designations, these environmental effects would be much less: notably, there were would be far fewer vehicle trips. A1-7

Noise

The operational noise analysis is wholly inadequate as related to nearby and adjacent homes. The EA states that General Plan Policy N 2.3 establishes noise standards for stationary noise sources but then fails to discuss or evaluate noise levels due to the A1-8

Response to Comments

Project at nearby residential receptors. The analysis also fails to mention Policy N 4.1 that prohibits facility-related noise received by any sensitive use from exceeding the level of 65 dBA between 7 a.m. and 10 p.m. The EA discusses operational noise only in terms of roadway noise. There is no attempt to determine whether Project noise is significant in terms of nearby receptors, because either (1) the noise levels violate the General Plan noise standards or (2) there is a substantial, permanent increase in ambient noise (*i.e.*, the adopted thresholds of significance). The EA acknowledges that nearby sensitive receptors include the "multiple single-family residences between 200 and 500 feet north of the proposed project site and approximately 350 feet west of the proposed project site."

The EA mentions that rooftop mechanical equipment would be "placed within appropriate sound enclosures or parapets" to minimize noise. But there is no attempt to quantify the noise levels of such equipment and evaluate operational noise due to the Project in relation to nearby receptors. Moreover, rooftop mechanical equipment is just one element of a school facility. The school facility can be expected to generate noise due to delivery trucks, school buses including idling of buses, car idling, other parking lot noise such as doors slamming, a public address system, and school bells *as well as* rooftop mechanical equipment. There is no attempt to quantify these noise sources and evaluate whether collectively they produce noise in excess of noise standards or other thresholds at sensitive receptors. The General Plan regulates noise so that noise is prohibited above 55 Leq daytime and 65 Lmax daytime. The Project must be evaluated in terms of these standards as to the nearby receptors and in terms of all operational noise sources. A1-8 cont'd

Indeed, there is no attempt to evaluate Lmax noise levels, which are also regulated. In the context of the proposed project, the likely short-term noise events include car horns and other parking lot activities, loudspeakers/PA system, and school bells.

Furthermore, the noise analysis does not appear to disclose the existing CNEL at nearby receptors so that the reader cannot determine whether the Project will cause a measureable *increase* in existing noise conditions at these locations.

In terms of roadway noise, it does not appear that analysis was performed with respect to Flossie Way, Ruft Road or Pat Road (or any roadways east of Pourroy Road). These are all rural residential roadways. This omission must be corrected.

Nevertheless, the noise study indicates a significant impact, contrary to the EA's conclusion, as to at least Pourroy Road, Keller Road, and Ruft Road. For instance, in 2018, there is a 12.5 dbA increase in roadway noise levels on Keller Road east of Winchester. The EA fails to explain how the Project's contribution to this noise increase is a mere 0.2 dB so that impacts are less than significant. The EA dubiously notes that there are "major overall increases between existing conditions and future conditions but A1-9

these are due to ambient growth and the cumulative contributions of other projects in the area." The noise analysis does not disclose the other projects that would contribute to such a major noise increase *by year 2018*. Thus the EA indicates, at the very least, a "fair argument" of significant roadway noise impacts due to the Project. A1-9 cont'd

The EA reveals that the "facades of the project buildings that would face SR-79" would experience traffic noise levels of approximately 69 dBA CNEL. We disagree that this is not a significant CEQA impact at least in terms of compatibility with the General Plan. Also, according to the EA, this failure to comply with the General Plan noise standards would "need to be addressed prior to the issue of building permits." This statement amounts to deferred analysis and mitigation, and furthermore, does not resolve the Project's conflict with the General Plan. A1-10

Construction noise is significant and unmitigated with respect to at least two nearby receptors. Case law interpreting CEQA provides that compliance with a regulatory standard such as the County's construction ordinance does not necessarily eliminate the CEQA impact. A1-11

Traffic

There is inadequate access to the Project where it relies solely on the newly created cul-de-sac street (Koon Street). There is indication that there will be an emergency access point on Highway 79 to satisfy the Fire Department who has yet to approve the PUP. Traffic and safety issues are unresolved. A1-12

The Project will generate 1,488 vehicle trips per day, and the EA indicates a significant impact at numerous intersections and roadways, yet there is no mitigation proposed for the impact. For instance, the EA concludes there are significant impacts with respect to the intersection of Pourroy Road at Pat Road and states that road improvements – *i.e.*, a traffic signal – would be necessary to address the intersection's operational deficiencies (pp. 126-127). However, based on the purported application of "signal warrant criteria" (purportedly contained in Appendix H) the EA concludes that the signal warrant criteria would not be met for any intersection under existing and 2018 scenarios. The EA references Appendix H (the traffic study) but this study (p. 41) contains the same conclusory language as the EA. There is no analysis to support the bare conclusion of the EA that no signal is warranted. There is also a reference to the 2014 California Manuel on Uniform Traffic Control Devices but that document is apparently not included with the study, and is not even referenced in the EA's "References" section. Thus there is no explanation as to how the Project was determined to be exempt from requiring the construction of a traffic signal. Indeed, during the "AM peak hour" the intersection of Pourroy Road at Pat Road (currently unsignalized) degrades from LOS D to LOS F. This meets the adopted threshold of significance for Project impacts and ***mitigation is required*** (p. 126). In short, the Project must be conditioned to provide the necessary traffic A1-13

Response to Comments

improvements to mitigate significant traffic impacts. Otherwise, reliance upon a mitigated negative declaration is legally improper. A1-13 cont'd

The EA also omits information such as:

- the combined impact of the proposed school with the Harvest Steam Academy located at 31600 Pat Road (at Elliot Road). *See*, EA Figure 12; *see also,* Traffic Study, Appendix E. This elementary school is causing significant traffic impacts nearby. Thus Figure 12 does not represent "closely related past, present, and reasonably foreseeable probable future projects." Nor does Figure 12 include "the Keller Crossing Specific Plan, which is just north of Keller Road and the school site" (p. 87); A1-14
- all roads north of the Project site, which is completely unrealistic. For instance, the intersections of Keller Road at Pourroy Road, and Ruft Road at Pourroy are excluded; A1-15
- a traffic scenario based on cumulative projects or growth beyond year 2018 such as 2025 or 2030. Limiting the analysis to year 2018 is simply presenting a *short-term* view of Project impacts; and A1-16
- the recommendations of the traffic study at p. 44. A1-17

Finally, it is not clear that the thresholds of significance listed at EA p. 116 are applicable to all of the roadways and intersections identified in the EA. For instance, Pat Road is a "two –lane local street." Pat Road will receive 20% of the Project's traffic according to Figure 11. Pourroy Road is a "Secondary Roadway and is currently two lanes" (p. 113). The vast majority of Project traffic is anticipated to use Pourroy Road according to the EA. A1-18

General Plan Inconsistency

In addition to unmitigated CEQA impacts, the Project may also conflict with the County's General Plan including:

- Policy N 1.3 which discourages schools or other residential uses in areas in excess of 65 CNEL (*see*, http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch07_Noise_120815.pdf?ver=2016-04-01-100805-193.); A1-19
- Policy N 1.5 stating that projects should "prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors and noise-sensitive uses of Riverside County"; and
- Policy N 1.3 specifically stating that any land use that is exposed to levels higher than 65 CNEL will require noise attenuation measures

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The EA asserts based on case law that analysis of the existing environment on the project is no longer a requirement of CEQA. Yet, here, the project before you involves school children and thus greater concerns are in play. A1-19 cont'd

Conclusion

As a result of these flaws and omissions, we believe the Environmental Assessment is legally inadequate and that an EIR is required. Furthermore, we respectfully ask that you continue this item to a future hearing date to honor the desire of the community to have additional time to fully review the project. A1-20

Sincerely,

Abigail Smith

Abigail Smith, Esq.

Response to Comments

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A1. Response to Comments from Law Offices of Abigail Smith, Abigail Smith, Esq., dated August 1, 2017.

A1-1 The commenter requested a continuance of the Planning Commission hearing and that the Planning Commission deny the project and require preparation of an EIR. In response to the public comments received at the Riverside County Planning Commission meeting of August 2, 2017, regarding the lack of community outreach and various project issues and concerns raised by surrounding residents, the Planning Commission continued the project to the September 6, 2017, Planning Commission meeting in order to provide the Temecula Valley Charter School ample time to meet with the surrounding community residents to discuss and provide responses and solutions to the issues and concerns raised. Meetings with the surrounding community residents were held at the offices of the Temecula Valley Charter School on August 10 and August 24, 2017.

Please note that the County released the Initial Study/Mitigated Negative Declaration for public review on July 7, 2017. The public review period extended from July 13. 2017 to August 1, 2017. Additionally, the Notice of Public Hearing and Intent to Adopt a Mitigation Negative Declaration that accompanied the Initial Study/Mitigated Negative Declaration (IS/MND) was made available by the County on July 13, 2017. In addition to noting the public hearing details (e.g., time, date, location), information was provided as to where the public could review the IS/MND. The notice was made available to the public in accordance with the County's public noticing requirements, and the public review period of the IS/MND was provided in accordance with the CEQA Guidelines.

With regards to the request for the preparation of an EIR, the detailed rationale provided by the commenter for the need of an EIR is provided in Comment A1-2. See Response to Comment A1-2, below.

A1-2 The commenter stated that per the CEQA Guidelines statutes outlined in this comment and for the reasons provided in Comments A1-3 through A1-19, the environmental assessment contained in the Initial Study/Mitigated Negative Declaration does not demonstrate that project-related significant impacts are mitigated to a point of less than significant and therefore, an EIR should be prepared.

Based on the analysis, findings and conclusions contained in the Initial Study/Mitigated Negative Declaration (IS/MND), the IS/MND is the appropriate environmental document necessary to provide CEQA clearance for the proposed charter school. As demonstrated in the individual topical sections of the IS/MND, all impacts were determined to either not be significant, less than significant, or less than significant with implementation of mitigation. Based on their review of the IS/MND, the County of Riverside has determined that the IS/MND meets the requirements of Section 15070 of the CEQA Guidelines, and that an EIR is not required to provide CEQA clearance for

the proposed project. Refer also to the individual responses provided to Comments A1-3 through A1-19, below.

A1-3 The commenter requested clarification on a number of project features and components; specifically, those related to the existing use of the home onsite, plans for development of the western portion of the project site, and vehicular and emergency access. The commenter also stated that per the CEQA mandates, the entirety of the project must be described fully and adequately.

A detailed description of the proposed project is provided in Section 1.3, *Project Description*, of the IS/MND. However, the following text of Section 3.1 (pages 2 and 3) has been revised in response to the commenter and for clarification. Changes made to the IS/MND are identified here in ~~strikeout~~ text to indicate deletions and in <u>underlined</u> text to signify additions.

1.3.1 Proposed Land Use

The project consists of construction and operation of a K-8 charter school for 600 students. Six one-story school buildings, totaling about 44,998 square feet of building area, would be clustered in the east-central part of the project site around a quad (see Figure 6, Site Plan). The buildings would consist of four classroom buildings containing 31 classrooms and totaling 27,180 square feet; a 9,468-square-foot multipurpose building; and an 8,350-square-foot administration building. The multipurpose building, which would be built in the south-central part of the project site, would be about 27 feet high, and the four classroom buildings would each be about 18 feet high (see Figures 7, *Elevations, Multipurpose Building*, and 8, *Elevations, Classroom Building C2*).

<u>As shown in Figure 6,</u> ~~M~~most of the westerly parcel ~~onsite would be left as is. The,~~ <u>which consists of a</u> vacant single-story residence atop the hill ~~in the northwestern part of the project site~~, ~~and the~~ <u>a</u> garage, <u>a concrete driveway,</u> two aboveground water tanks and a concrete pad ~~in the west-central part of the project site,~~ would remain <u>in its existing condition</u>. <u>Improvements proposed for the westerly parcel include the installation of a new concrete driveway to serve the existing residential structure, as well as turf areas and playfields in the southeasterly portion of this parcel. Additionally, ~~A~~an existing</u> mobile home in the west-central part of the project site would be removed. The existing residence to remain may be used as a caretaker residence<u>, or may remain vacant and unused. Aside from the aforementioned improvements and activities, no further development plans are proposed for the western parcel.</u>

~~The northwestern part of the project site, a hill topped by a vacant single family residence, would be left as is.~~

Access and Parking

School site access would be via Koon Street, currently designated as a paper street in the County's General Plan, which would begin at the Flossie Way/Pourroy Road intersection, extend along the project site's southern boundary and end in a cul-de-sac at SR-79. School access from the Koon Street cul-de-sac would be via two 1-way driveways forming an elongated one-way loop next to the east site boundary, with the school's 100-space parking lot in the center of the loop. ~~A fire lane would extend over paved areas around the school buildings.~~ A flow-through student drop-off lane would loop around the periphery of the parking lot.

As shown in Figure 6, a fire lane would extend over paved areas around the school buildings. Emergency access to the school site would be provided via Koon Street, which would include a striped center lane. The cul-de-sac proposed at the end of Koon Street would also include rolled curbs, which would provide secondary emergency access to the school site from SR-79 in the event it is needed for emergency vehicles.

The existing dirt access road onsite that connects to SR-79 (see Figure 3, *Aerial Photograph*) would be eliminated and no longer provide vehicular access to the project site in any way. As noted above, vehicular access would be provided via Koon Street. While Emergency vehicular access would also be provided via Koon Street, secondary emergency access from SR-79 would also be available via the rolled curbs of the cul-de-sac at the terminus of Koon Street.

A new concrete driveway would be built just west of the campus connecting an existing driveway from the remaining residence on the hill to Koon Street (see Figure 6).

Project development would also include paving approximately 385 feet of Pourroy Road extending south from the intersection of Koon Street to a currently paved portion of Pourroy Road. The areas of Koon Street and Pourroy Road that would be developed would total about 0.65 acre.

A1-4 The air quality and greenhouse gas (GHG) emissions modeling was conducted prior to the release of CalEEMod Version 2016.3.1. The modeling using CalEEMod 2013.2.2 shows that construction and operational phase emissions of the project are substantially below the South Coast Air Quality Management District (SCAQMD) significance thresholds. Modeling improvements since CalEEMod 2013 include revisions to the emissions factors in the California Air Resources Board's OFFROAD and EMFAC model that integrate the latest regulations for new vehicles, resulting in a reduction in emissions in future model years. Consequently, while a newer modeling tool is available, emissions associated with the proposed project would remain less than significant. The

Response to Comments

CalEEMod emissions outputs are included in Appendix B, *Air Quality and Greenhouse Gas Background and Modeling Data*, of the IS/MND.

In addition, the construction trip evaluation for noise was consistent with the inputs and assumptions used in the air quality assessment. That is, with a 'balanced' site, all cut-and-fill dirt movement would stay within the confines of the project boundaries, resulting in little to no haul-in/haul-out trips to or from the site being needed. Rather, other vendor trips (including watering trucks) and worker (commuting) trips were included in the assessment, and the total construction-related traffic trips would be less than 50 daily trips. As stated in the IS/MND, these worker and vendor trips would be inaudible in comparison to the SR-79 vehicle flows of approximately 19,640 ADT (that is, 10 x $\log_{10}$ ($^{19,690}/_{19,640}$) is less than $^{1}/_{50^{th}}$ of a decibel, which is well below the ±3 dB threshold of detectability for changes in sound levels). Please see the Air Quality technical appendix (Appendix B of the IS/MND) for additional details on the construction period equipment, vehicles, and trip numbers.

A1-5 The commenter stated that the reference in the IS/MND regarding the site-specific features to be included in the site-specific Water Quality Management Plan (WQMP) is considered deferred analysis contrary to CEQA. The commenter also stated that there is no evidence to support the conclusion that impacts are less than significant under thresholds a), d), and g). In response to the commenter, the analysis, findings and conclusions associated with thresholds a), d), and g) of the Section 3.9, *Hydrology and Water Quality*, of the IS/MND are based in part on the preliminary WQMP prepared for the proposed project, for which a complete copy of this report was made available for review at the County of Riverside Planning Department, as noted at the beginning of Section 3.9 (page 86). The preliminary WQMP was reviewed and approved for use by the Riverside County Transportation Department and provides sufficient detail regarding the potential physical environmental impacts as they relate to stormwater and hydrology, as well as appropriate BMPs. The commenter is incorrect in assuming that a preliminary WQMP is somehow insufficient or represents deferred analysis.

Additionally, and for clarification, Condition of Approval 60.TRANS 005 requires the project applicant to submit a final WQMP to the County Transportation Department for review and approval. Submittal of a final WQMP is a standard requirement of the County, and preparation of the final WQMP is based on the preliminary WQMP prepared for the proposed project. However, the following text of Section 3.9 (pages 87 and 90) has been revised in response to the commenter and for clarification. Changes made to the IS/MND are identified here in ~~strikeout~~ text to indicate deletions and in <u>underlined</u> text to signify additions.

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.

The operational phase of the project development would contain a number of features to reduce the impact of erosion and siltation, including site design, source control, and treatment control BMPs. These features ~~would be~~ are described in the ~~site-specific~~ preliminary WQMP prepared for the proposed project; hydromodification BMPs that mimic pre-development flow rates and volumes would also be included, if needed. Implementation of the construction and operational BMPs would minimize erosion and siltation, and impacts would be less than significant. No mitigation is required.

d) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact. All storm drain facilities would be designed in accordance with Riverside County Flood Control and Water Conservation District design standards to provide protection from a 100-year storm event. County flood control policy requires that the rate of stormwater runoff discharged from a project site not be increased as a result of development. The final size and location of all the required drainage systems and water quality features would be determined and described in the ~~site-specific~~ final WQMP ~~and hydrology study~~ that will be prepared for the proposed project and submitted to the County for review and approval prior to the issuance of grading permits. ~~Although the treatment control BMPs have not yet been designed, they would most likely~~ However, the preliminary WQMP prepared for the proposed project outlines the types of BMPs that would be implemented as a part of the project. For example, LID BMPs would consist of bioretention basins, ~~that~~ which would attenuate peak flows and mimic pre-development runoff conditions so that the capacity of the channels to which runoff is discharged is not exceeded.

With regards to the comment about the offsite 24-inch storm drain along Keller Road that is related to development of the proposed Keller Crossing Specific Plan, the mention of the storm drain in the introduction paragraph on page 87 of Section 3.9, *Hydrology and Water Quality*, of the IS/MND was included for context purposes only. With or without future installation of the 24-inch storm drain along Keller Road, the project's drainage improvements would be designed and constructed to mitigate any and all project-related impacts. Additionally, development of the offsite 24-inch storm drain along Keller Road, if and when it happens, would only further benefit the drainage conditions of the area.

Response to Comments

A1-6 The commenter requested that the County's decision-making body and personnel ensure that the proposed project be reviewed by all water quality agencies (including state agencies that monitor the Santa Margarita and San Diego River Water Sheds) to ensure that the projects flood and stormwater impacts are fully and adequately addressed. For clarification, the project site lies within Santa Margarita Watershed, which includes the San Diego River. As noted above in response to Comment A1-5, the project's preliminary WQMP was reviewed and approved for use by the Riverside County Transportation Department, which has oversight and authority to review and approve these technical documents. Review of the preliminary WQMP was coordinated with the Riverside County Flood Control District. Additionally, any required future permits related to water quality or stormwater would be obtained by the appropriate agencies if warranted, including the Regional Water Quality Control Board.

Furthermore, Condition of Approval 60.TRANS 005 requires the project applicant to submit a final WQMP to the Transportation Department for review and approval. Submittal of a final WQMP is a standard requirement of the County, and preparation of the final WQMP is based on the preliminary WQMP prepared for the proposed project. Additionally, the County Transportation Department is reviewing the site-specific, design-level hydrology and grading plans to ensure that all drainage and flooding issues are adequately addressed. Design and construction of the charter school will be required to follow these approved plans.

A1-7 The comment asserts that the project would conflict with the existing Rural Residential nature of the site and its surroundings. The comment is in reference to threshold d) of Section 3.1, *Land Use and Planning*, of the IS/MND, which asks whether a project would conflict with a land use designation and land use policies, not land use compatibility.

In response to the general comments that the project will bring a substantial number lighting effects, noise and vehicle trips to a rural area, the project's impacts associated with these environmental topics/issues are adequately addressed in Sections 3.1, *Aesthetics*, 3.12, *Noise*, and *Transportation/Traffic*, of the IS/MND. As substantiated in these sections, impacts related to lighting, noise and traffic would be less than significant.

With respect to noise, the commenter is misinterpreting the IS/MND's position as it relates to "land use compatibility" in the context of noise evaluation. Land use compatibility in project planning is typically evaluated with a local jurisdiction's community noise exposure matrix; in this case, the County's Noise Element (Chapter 7 of the County's General Plan, including Table N-1 and Policy N 1.3) which discourages schools or residential land uses in areas in excess of 65 CNEL. The California Supreme Court decision regarding the assessment of the environment's impacts on proposed

projects (*CBIA v BAAQMD*, issued December 17, 2015),[1] generally means that it is no longer the purview of the CEQA process to evaluate the impact of existing environmental conditions subject to certain exceptions onto any given project. For noise, the application of this ruling means that the analysis of existing traffic, rail, and aircraft noise effects on the project site—in terms of land use compatibility—is no longer part of CEQA. This was discussed in the IS/MND.

A1-8 The comment asserts that the project's operational noise analysis is wholly inadequate and mentions several related issues; as discussed separately below.

a. The comment asserts that the IS/MND did not mention Noise Element Policy N 4.1. While this policy item was not specifically delineated in the IS/MND text, the numerical values of Policy N 4.1 are the same in this situation as with the values in Policy N 2.3, which was presented in the IS/MND. Thus, the only notable failing of the IS/MND text is in not expressing that both of these policies were represented by the noise limits presented in Table 10, *Stationary Source Land Use Noise Standards*, of Section 3.12, *Noise*.

b. The comment asserts that the IS/MND "discusses operational noise only in terms of roadway noise." This is not the case, since the IS/MND did discuss operational noise in terms of project-related, roof-top mechanical equipment (primarily HVAC equipment) and how such equipment noise would be insignificant at the distances (to the nearest receptors), as presented in Section 3.12, *Noise,* of the IS/MND (page 101).

c. The comment asserts that the IS/MND made "no attempt to determine whether project noise is significant" [in terms of either the County's General Plan standards or for a substantial, permanent increase]. This assertion is partially true in that the IS/MND did not provide a quantified analysis of future noise levels from stationary, operational sources. Rather, the IS/MND presented a qualitative evaluation based on (a) the statements that the few nearby residences are from 200 to 500 feet from the project site (and would, thus, experience sizable noise reductions due to distance attenuation), (b) the demonstration that receptors within approximately 400 feet of SR-79 (between Pourroy Road and Keller Road) are already exposed to traffic-related noise levels at or above 60 dBA CNEL (which would overshadow any project-related mechanical equipment), and (c) future mechanical equipment would need to show compliance with the County Municipal Code regarding noise emissions.

d. The commenter disapproves of the IS/MND for acknowledging that there are (scattered) residences from 200 to 500 feet from the project site, but it is precisely

[1] *California Building Industry Association v. Bay Area Air Quality Management District* (2015, 62 Cal. 4th 369).

these relatively long distances that will result in less-than-significant noise impacts from the project's future onsite sources.

e. The commenter disapproves of the IS/MND for not quantifying noise emissions from the roof-top mechanical equipment, as well as from other, school-related sources (such as idling buses, idling cars, parking lot noise, truck deliveries, PA announcements, and school bells. As discussed above, the IS/MND presented a qualitative evaluation of the most notable stationary operational source, roof-top equipment.

A detailed analysis of project-related noise impacts is provided in Section 3.12, *Noise*, of the IS/MND. However, the following text of Section 3.12 (page 101) has been revised in response to the commenter and for clarification. Changes made to the IS/MND are identified here in ~~strikeout~~ text to indicate deletions and in <u>underlined</u> text to signify additions.

3.12 NOISE

a) Would the project include stationary sources of noise generating a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. The project does not propose a land use that would generate substantial noise that could affect people on and near the site, such as an industrial facility or outdoor music venue. <u>Further, there are only two noise-sensitive residential receivers within 300 feet of the proposed project site.</u>

Heating, ventilation, and air conditioning equipment on top of the proposed classroom buildings would be placed within appropriate sound enclosures or parapets so that their operations would not be notably different than existing conditions in and around the proposed area of improvements and would not exceed the county's exterior noise standards.

<u>Project development would introduce up to 600 students in the area immediately surrounding the proposed development. This increase in potential number of students may result in increased, but localized, noise generation from people talking and outdoor school activities on the project site, such as recess or outdoor physical education classes. The locations of these potential outdoor areas are located approximately 200 feet from the nearest residences. Noise due to outdoor student activity will be substantially reduced due to distance attenuation alone. Further, the undeveloped landscape and topographical features surrounding the project site will further reduce project-related noise, as compared to a flat, hard-surfaced area.</u>

The proposed project will also introduce stationary noise from school bus idling during drop-off and pick-up periods, and truck deliveries. However, the proposed school buildings will provide barrier attenuation for school bus idling and other parking lot noise, as it affects the noise-sensitive receptors to the northwest.

School bells and public announcements (PA) systems are expected to be primarily focused on the interior of the school. The sensitive receptors closest to the project site (to the northwest), may, at times hear the school bell or PA system. However, due to the distances between source and receiver, and the existing noise environment, these stationary sources will not exceed the applicable noise limits for stationary sources (65 dB L_{max}).[2] Additionally, the school bell and PA systems will be only be in use during normal school hours.

Stationary noise sources associated with the proposed project are generally not associated with high levels of noise, and will be located far away from the nearest noise-sensitive receptors. Further, existing roadway noise from SR-79 is expected to be the dominant noise source in the vicinity of the project site; the proposed project is not expected to result in any noticeable noise increases above existing conditions.

Furthermore, ~~N~~noise from such stationary sources would be regulated through the Riverside County Noise Element.

No significant permanent noise increases due to project-related activities would occur, and no mitigation measures are necessary.

f. The comment asserts that the County's General Plan regulates both energy-average noise levels (to 55 dBA L_{eq} daytime) and maximum noise levels (to 65 dBA L_{max} daytime). The commenter appears to be misinterpreting the County Noise Element and the standards included therein. Actually, Noise Element Policy N 2.3 (including Table N-2) and Noise Element Policy N4.1 both present exterior standards during the daytime of 65 dBA L_{eq} (over a 10-minute period). The Noise Element does not establish any noise level standards in terms of the L_{max} noise level metric (see Appendix G to the IS/MND for a reproduction of the County Noise Element). The 55 dBA L_{eq} daytime standard is an interior threshold (but not so stated in the comment). Lastly, the comment fails to present a very important footnote to Table N-2 of Policy N 2.3 that states: "These are only preferred standards; final decision will be made by the Riverside County Planning Department and Office of Public Health." The fundamental purpose of any CEQA document is to provide pertinent information for decision-makers and the public with which informed decisions can

[2] County of Riverside General Plan, Chapter 7, Noise Element, Policy N 2.3

be made. This footnote facilitates that process by the pertinent decision-making body for this project.

g. The comment asserts that the IS/MND makes "no attempt to evaluate L_{max} noise levels, which are also regulated." As noted above, the Noise Element does not regulate L_{max} noise levels. The County Municipal Code, however, has a presentation on noise level limits (Table 1 in Section 9.52.040) that are in terms of the L_{max} metric. For daytime hours, it appears that the relevant code standard for this project would be 55 dBA L_{max}. However, the commenter fails to include a very important contextual provision at the beginning of the Code's Noise Regulation that states "This chapter is intended to establish county-wide standards regulating noise. This chapter is not intended to establish thresholds of significance for the purpose of any analysis required by the California Environmental Quality Act and no such thresholds are established." To follow this specific intent statement, the IS/MND did not use the L_{max} noise level limits of Section 9.52.040 as CEQA thresholds. (Note: the commenter's objections are based on the County Noise Regulations, yet Section 9.52.020 exempts, among other things: (item E) Public or private schools and school-sponsored activities and (item L) Heating and air conditioning equipment.)

h. The comment asserts that the IS/MND "does not appear to disclose the existing CNEL at nearby receptors so that the reader cannot determine whether the Project will cause a measureable increase in existing noise conditions at these locations." This is not actually the case, since the IS/MND did show all these parameters in Table 11, *Existing and Future Noise Level Estimates* – i.e., both the existing CNEL and future CNEL at relevant segments around the project, as well as the incremental increases (if any) that are due to the project. All such project-contributed increments were shown to be well below the establish significance threshold of +3 dB.

A1-9 The comment asserts that the project's traffic-related noise analysis is deficient and mentions several related issues; as discussed separately below.

a. The comment asserts that the IS/MND did not analyze project-related traffic with respect to Flossie Way, Ruft Road, or Pat Road; all rural-residential roads, as noted by the commenter. Pat Road (south of Pourroy Road) was included in Table 11, *Existing and Future Noise Level Estimates*, which showed that the project contribution to future traffic noise was 0.7 dB (again, well below the establish significance threshold of +3 dB). Flossie Way and Ruft Road were not included in the traffic noise analysis since they were not part of the traffic flow evaluation (see Section 3.16, *Transportation/Traffic*, of the IS/MND). They were excluded from both since they do not currently and are not expected in the future (either with or without the project) to experience notable flow rates so as to warrant detailed evaluations.

b. The comment asserts that the IS/MND shows a significant roadway noise impact and that the IS/MND failed to meet the 'fair argument' standard with respect to future conditions with and without the proposed project. The commenter uses the example of Keller Road, east of Winchester which showed a 12.5 dB overall increase, but a project-only contribution of 0.2 dB. The comment labels the IS/MND language "major overall increases between existing conditions and future conditions but these are due to ambient growth and the cumulative contributions of other projects in the area" as dubious. The comment also asserts that the IS/MND failed to disclose the other projects that would contribute to such a major increase by year 2018. The roadway noise assessment used only the information provide in the project's Transportation Impact Analysis (TIA; provided as Appendix H to the IS/MND). As is standard practice within the traffic assessment industry, if future, reasonably-known projects do not have a defined development timeline, all such projects are lumped into the horizon, build-out year of any given, proposed project, even if doing so is effectively impossible and considerably overstating the future conditions. In that sense, this extremely conservative approach shows that if and when all known projects are actually implemented, that the proposed project will have negligible contributions. Additionally, such future, lumped projects were discussed in the IS/MND, not in the noise section, but in the traffic section and its related technical appendix (see Section 3.16, *Transportation/Traffic*, of the IS/MND).

A1-10 The comment disagrees that the IS/MND's conclusion of no significant impact under CEQA for certain project buildings that are expected to have traffic-generated noise levels of approximately 69 dBA CNEL (for those closest facades that face SR-79). The IS/MND clearly stated that such exterior sound levels – although above the County's Noise-Land Use Compatibility threshold for an acceptable school environment – is no longer subject to a CEQA significance conclusion per the CBIA v BAAQMD ruling (as also discussed in response to Comment A1-7, above). If no CEQA conclusion is germane, then there is no nexus for mitigation under CEQA; deferred or not. Rather, the IS/MND was trying to be informative to the readers to acknowledge that the incompatibility still existed and would have to be addressed in the County permitting phase of development; just not in the CEQA clearance portion of the project.

A1-11 The comment asserts that project construction noise would be "significant and unmitigated with respect to at least two nearby receptors." However, the comment does not provide any substantiation as to which receptors are being referenced, nor how the commenter arrived at the conclusion of a significant impact. The commenter also fails to provide a citation for what case law is being referenced regarding compliance with a regulatory standard not necessarily eliminating a CEQA impact.

A detailed analysis of project-related construction noise impacts is provided in Section 3.12, *Noise*, of the IS/MND. However, the following text of Section 3.12 (pages 102-104) has been revised in response to the commenter and for clarification. Changes made

to the IS/MND are identified here in ~~strikeout~~ text to indicate deletions and in underlined text to signify additions.

3.12 NOISE

Even though construction activities will occur within the allowable hours included in the Riverside County Municipal Code, construction activities still have the potential to negatively impact sensitive receivers in the project vicinity.

As shown in ~~this~~ Table 12, the nearest off-campus receptors would be the residential uses that are approximately 380 feet to the north of the proposed project area. At this distance, composite construction noise would be reduced to a conservatively estimated level of approximately 70 dBA L_{eq} at the nearest residence to the northwest (due to distance attenuation alone). The undeveloped landscape and topographical features surrounding the project site will further reduce project-related construction noise, as compared to a flat, hard-surfaced area. Additionally, the erection of campus buildings will provide barrier attenuation for construction activities located on the east side of the project site. Thus, project-related construction is expected to be considerably less than what is presented in Table 12.

According to the existing traffic noise level estimates presented in Table 11, roadway noise at 50 feet from Winchester Road is approximately 73.4 dBA CNEL at 50 feet. Since line-source roadway noise attenuates at approximately 3 dB per doubling of distance, the nearest residence to the northwest is currently exposed to approximately 62 dBA CNEL. Including all the attenuation characteristics described above, the worst-case project construction noise (grading) will only increase the noise environment at the nearest residence to the northwest by approximately 7 dB.

Since the loudest period of construction would last less than a month (according to the associated air quality assessment), construction activities would be limited to relatively small equipment (i.e., bulldozers, grading tractors, dump trucks, loaders, back hoes, pavers, and a crane), would not substantially increase the existing noise environment, and would take place during the county's allowable hours of construction, construction noise impacts would be less than significant and no mitigation measures are necessary.

While impacts related to construction noise were already deemed to be less than significant, to further reduce construction noise as it affects nearby sensitive receptors, the charter school will follow these standard Best Management Practices through communication with the construction contractor:

- Post a construction site notice near the construction site access point or in an area that is clearly visible to the public. The notice shall include the following: job site address; permit number, name, and phone number of the

contractor and owner; dates and duration of construction activities; construction hours allowed; and the Temecula Valley Charter School Board of Directors and construction contractor phone numbers where noise complaints can be reported and logged.

- Reduce nonessential idling of construction equipment to no more than five minutes.
- Ensure that all construction equipment is monitored and properly maintained in accordance with the manufacturer's recommendations to minimize noise.
- Fit all construction equipment with properly-operating mufflers, air intake silencers, and engine shrouds, no less effective than as originally equipped by the manufacturer, to minimize noise emissions.
- If construction equipment is equipped with back-up alarm shut offs, switch off back-up alarms and replace with human spotters, as feasible.
- Stationary equipment (such as generators and air compressors) and equipment maintenance and staging areas shall be located as far from existing noise-sensitive land uses, as feasible.
- Shut off generators when they are not needed.
- Coordinate deliveries to reduce the potential of trucks waiting to unload and idling for long periods of time.

A1-12 The commenter stated that there is inadequate emergency access to the project site and that the Riverside County Fire Department has yet to approved the project. The commenter also made a general comment that traffic and safety issues are unresolved. In response to the commenter, site access would be via two 1-way driveways at the southeast corner of the site from the extension of Koon Street, which would begin at the existing Pourroy Road intersection and end in a cul-de-sac at SR-79. Koon Street would link to Pourroy Road and form a 4-leg intersection. Flossie Way will be constructed in conjunction with the proposed project with its ultimate width as a local road per County of Riverside design standards. Prior to the opening of the project, TVCS will work with Riverside County to identify onsite traffic signing and striping to be implemented in conjunction with detailed construction plans for the project. The TIA prepared for the proposed project (provided as Appendix H to the IS/MND) demonstrated that site access would not create conflicting turning movements or place queues for driveways on highways or arterial roadways. Additionally, the project would include an emergency-only site access connecting the Koon Street cul-de-sac via rolled curbs with SR-79 that would not conflict with traffic on SR-79. The proposed project would be constructed with strict adherence to all emergency response plan requirements

set forth by the County of Riverside and Riverside County Fire Department (RCFD). Furthermore, vehicular site access and access for emergency vehicles were analyzed by the County and RCFD and found to be adequate.

A1-13 Approximately 85 percent of project trip generation would consist of trips already generated by the existing Temecula Valley Charter School campus on Abelia Street, which would be relocated to the proposed school site. Thus, project trip generation in the TIA and IS/MND overestimates new trips that would be added to study area roadways. While the TIA identified traffic impacts using the criteria to evaluate impacts from typical land development projects (criteria outlined under Section 1.1, *Impacts to the Circulation System*, of the TIA), deficiencies at various intersections would occur without and with the project under the 2018 cumulative traffic conditions, which is the year the proposed school would be in operation. As demonstrated in the TIA, in and of itself, the projects traffic generation would not result in an impact at the affected intersections under existing plus project traffic conditions. However, addition of project traffic at these intersections in 2018 cumulative traffic conditions, under both cumulative without and cumulative with project conditions, would result in impacts. For example, the intersection of Pourroy Road at Pat Road would be deficient without and with the project (see Tables 22 and 23 of the IS/MND). The project's traffic would add additional delay to the impacted intersections under the 2018 cumulative condition, but would not result in an impact in and of itself without addition of the cumulative traffic. In other words, addition of the project traffic only (no cumulative traffic added) to the impacted intersections would not result in an impact to these intersections.

Several funding mechanisms for transportation improvements in Riverside County were identified in the TIA (see section 6.2.1, *Applicable Funding Mechanisms*, of the TIA), such as the Western Riverside Council of Governments Transportation Uniform Mitigation Fee (TUMF) program, the Riverside County Development Impact Fee program, or the Road and Bridge Benefit Districts. The County of Riverside normally requires payment of transportation improvement fees to mitigate local traffic impacts. All development projects are required to pay transportation improvement fees unless they are exempt. However, as stated in the TIA, the proposed school is exempt from payments of such fees because it is a governmental entity operated by a non-profit, tax-exempt corporation, and therefore, it is not subject to the DIF, TUMF, and RBBD fees. Furthermore, as noted in the TIA, none of the impacted intersections were identified in the TUMF program, Riverside County Development Impact Fee program, or Road and Bridge Benefit Districts. However, all transportation impact fees collected by the County build into their system that non-institutional developments are paying the full cost of overall development of the County's transportation system. Non-institutional growth generates the vehicle trips and pays the full cost. The County's fee program recognizes that public institutions are simply serving that growth.

With regards to signal warrant calculations, these calculations were performed under existing and 2018 scenarios to evaluate the potential need for the installation of a traffic signal at an unsignalized or stop-controlled intersection. The calculations are included in appendix J of the TIA and are based on traffic volumes entering the intersections during the peak hour. The signal warrant criteria would not be met at any intersection under existing and 2018 scenarios.

A1-14 As a part of the TIA, weekday AM and PM peak hour turn movement volumes were collected at the study-area intersections on Wednesday, September 14, 2016 when the Harvest Hill Steam Academy was in session. Therefore, the traffic evaluation included traffic from Harvest Hill Steam Academy. Cumulative projects shown in Figure 12, *Cumulative Developments Location Map*, of the IS/MND include reasonable and foreseeable projects in the near term. The Keller Crossing Specific Plan is not anticipated to be developed and occupied in the near term. Consistent with guidelines to prepare traffic impact analyses in Riverside County, the TIA provided an analysis of traffic under near-term conditions and not long-range general plan conditions.

A1-15 The study intersections were selected based on the attendance boundaries for the school, a review of residential land uses, the circulation network configuration, and the anticipated project trip distribution. As shown in Figure 11, *Project Trip Distribution*, of the IS/MND, the majority of trips would come from the south and east. In addition, Pourroy Road is unpaved north of the site, therefore nominal traffic related to the project is expected along Pourroy Road north of the site.

A1-16 According to the County of Riverside Traffic Impact Guidelines, development proposals that include a General Plan Amendment, Specific Plan, Zone Change or other approval that increases traffic beyond what was approved in the General Plan is required to perform a buildout analysis to assess long-term impacts. Schools are permitted in the R-R zoning with a Public Use Permit and do not require general plan level analyses; the proposed project also does not require or involve a General Plan Amendment, Specific Plan, or Zone Change. The traffic impact analysis evaluated traffic conditions for near-term conditions with traffic from the development of reasonable and foreseeable projects (cumulative projects) at project open year

A1-17 The recommendations provided in page 44 of the TIA are included in Figure 13, *Project Site Access Improvements*, and page 128 of the IS/MND. Note that the recommendation to construct and pave a section of 385 feet of Pourroy Road is part of the project description on page 3 of the IS/MND.

A1-18 The thresholds of significance are applicable to all roadways and intersections, as described on page 116 of the IS/MND.

Response to Comments

A1-19 The comment brings up the issue of a potential noise environment conflict with the County's General Plan. As discussed above in response to Comment A1-10, the IS/MND clearly stated that the expected exterior sound levels were higher than the normally acceptable classification of the County's Noise-Land Use Compatibility matrix. The IS/MND was trying to be informative to the readers to acknowledge that the incompatibility existed and would have to be addressed in the Count's permitting phase of development; just not in the CEQA clearance portion of the project. Also, as discussed above in response to Comments A1-7 and A1-10, the effects of the environment's impacts onto a proposed (or existing) project are no longer subject to a CEQA significance conclusion per the CBIA v BAAQMD ruling. Additionally, part of the conditions of approval for this project with respect to both the Planning Department and the Building Department is a requirement for a sound insulation study, per established County requirements, that will address this situation.

A1-20 See response to Comments A1-1 through A1-19, above. Per the responses provided above and as demonstrated in the IS/MND, the project's impacts were all evaluated in sufficient detail and all impacts were reduced to a level of less than significant.

LETTER R1 – Rick and Kelly Croy (1 page)

Hildebrand, John

From: Sarabia, Elizabeth
Sent: Tuesday, August 01, 2017 4:14 PM
To: Hildebrand, John
Subject: FW: ITEM 4.1 PUP00931 TEMECULA VALLEY CHARTER SCHOOL

From: rick croy
Sent: Tuesday, August 01, 2017 4:02 PM
To: Ross, Larry · Sarabia, Elizabeth · Victorian-White, Rosalee

Subject: ITEM 4.1 PUP00931 TEMECULA VALLEY CHARTER SCHOOL

Mr. Ross,

We wish to express our opposition to this change in land use on these parcels for several reasons.

1. Circulation
How can this School, with a potential 600 students coming and going, be adequately serviced by one street which is a dead end Cul de sac? It doesn't seem safe, logical, or even feasible to expect this two lane road to service the need. R1-1

2. Fire
In light of the above, isn't a secondary entrance and egress REQUIRED by Fire? R1-2

3. Planning
This area is a WELL ESTABLISHED rural residential area with unpaved roads and limited access. You can expect many people flying down unimproved Pouroy Rd and Keller which is a completely unsafe condition. R1-3

4. Community outreach
While we understand that Schools may be located in any area, we find it offensive that ZERO community outreach was employed by the school's proponents. R1-4

5. Alcohol
Since the parcel south of the proposed school is future commercial/ market type area, will Alcohol sales per permitted so close to a school?
This may have legal ramifications for the County if approved R1-5

Thank you and we wish to have our letter included in the Public Record

--
Thank you
Rick and Kelly Croy

1

Response to Comments

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R1. Response to Comments from Rick and Kelly Croy, dated August 1, 2017.

R1-1 The comment asks how project traffic can be accommodated on one two-lane road (Koon Street and Pourroy Road are each two-lane roadways). All project-generated trips are estimated to travel through the intersection of Pourroy Road and Pat Road, the nearest intersection to the project site studied in the project's Transportation Impact Analysis (TIA; provided as Appendix H to the Initial Study/Mitigated Negative Declaration [IS/MND]). The TIA determined that in existing plus project conditions (that is, direct project impacts) the level of service at the intersection of Pourroy Road and Pat Road would be C in the AM peak hour and B in the PM peak hour; both levels of service are acceptable per Riverside County standards. Therefore, the existing and proposed two-lane roadways could accommodate project-generated traffic, and no revision to the IS/MND is needed.

R1-2 The commenter inquired whether a secondary emergency access point is required for fire. As shown in Figure 6, *Site Plan*, of the IS/MND, a fire lane would extend over paved areas around the school buildings. Emergency access to the school site would be provided via Koon Street, which would include a striped center lane. The cul-de-sac proposed at the end of Koon Street would also include rolled curbs, which would provide secondary emergency access to the school site from SR-79 in the event it is needed for emergency vehicles. The proposed project's emergency access improvements and features were reviewed and approved by the County Transportation Department and Riverside County Fire Department.

R1-3 Regarding the commenters concerns about speeding cars, drivers are not supposed to drive faster than is reasonable or prudent having due regard for things like weather, visibility, and traffic and road conditions. Drivers must always use judgement and consider prevailing conditions. Prima Facie Speed limits are basically default speed limits. On these roads, which are in a school zone and a residential area, the prima facie speed limit is 25 miles per hour. The designs of roadways and intersections that would be built as part of the project would not create conflicting turning movements or place queues for driveways on highways or arterial roadways. The project would not modify the design or layout of the segments of Pourroy Road and Keller Road north of the project site and would not create an unsafe hazardous condition.

R1-4 The commenter's dissatisfaction with notification and outreach to nearby residents is noted. Notification of neighbors included mailing copies of the Notice of Intent/Notice of Availability to residents and owners of properties within 600 feet of the project site. The Initial Study/Mitigated Negative Declaration was circulated for public review, including posting on the County Planning Department's website. Notification exceeded the requirements of CEQA.

Response to Comments

Additionally, in response to the public comments received at the Riverside County Planning Commission meeting of August 2, 2017, regarding the lack of community outreach and various project issues and concerns raised by surrounding residents, the Planning Commission continued the project to the September 6, 2017, Planning Commission meeting in order to provide the Temecula Valley Charter School ample time to meet with the surrounding community residents to discuss and provide responses and solutions to the issues and concerns raised. Meetings with the surrounding community residents were held at the offices of the Temecula Valley Charter School on August 10 and August 24, 2017.

R1-5 The comment regarding the potential future sale of alcohol within the planned commercial development south of the school site, across Koon Street, is not directed to the technical adequacy of the IS/MND. The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

LETTER R2 - Rita Flenoid (2 pages)

Hildebrand, John

From: Ross, Larry
Sent: Tuesday, August 01, 2017 5:23 PM
To: Hildebrand, John; Leach, Charissa; Brady, Russell
Subject: Fwd: OUR NEIGHBOR HOOD / TEMECULA VALLEY CHARTER SCHOO.

Larry Ross
Principal Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502

Begin forwarded message:

From: <theredeemed1too@gmail.com>
Date: August 1, 2017 at 4:31:07 PM PDT
To: "lross@rivco.org" <lross@rivco.org>
Subject: OUR NEIGHBOR HOOD / TEMECULA VALLEY CHARTER SCHOO.

I SHARE THE EASEMENT WITH THE ROAD THAT WILL BE USED TO GAIN INTRANCE TO THE PROPERTY . I AM APPALLED BY THE NUMBER OF LIES I WAS TOLD WHEN I ASKED SURVEYER THAT CAME OUT TO THAT PROPERTY DURING THE PAST TWO YEARS. THE COULD ANSWER NO QUESTIONS AND NOT ONCE DID ANYONE MENTION A SCHOOL. R2-1

SUCH DISRESPECT, SUCH BLANTANT DISREGARD FOR OUR NEIGHBORHOOD.

I'M SURE THAT SOMEONE JOBS DISCRIPTION IS TO CONTACT NEIGHBORING RESIDENTS WITH THE INFORMATION ABOUT CHANGES THAT DIRECTLY AFFECT HOMES IN MY AREA. A
THIS IS NOT THE WAY TO TREAT PEOPLE THAT PAY YOUR SALARY..... AND ARE LAW ABIDING CITIZENS, TAX PAYERS.

THERE IS A 48 PG REPORT ON LINE FROM THE PLANNING COMMITTEE , I WOULD LIKE TO GET A COPY OF IT. R2-2

SOMEBODY IS NOT DOING THEIR JOB.
I'D LIKE TO HAVE OUTREACH WITH THE COUNTY TO EXPLAIN THINGS PROPERLY.
PERHAPS THE LOCAL NEWS PAPER COULD ASK MORE DEFINITE QUESTIONS AS TO WHY "CONDITIONS OF APPROVAL" IS ALREADY BEEN MADE AVAILABLE TO THE PUBLIC AND WE THE NEIGHBORHOOD FOLKS HAVE BEEN GIVEN A MARE 10 DAYS TO SUBMITT TO YOUR RULING,. R2-3

WHAT ABOUT BUFFERS FOR PROPERTY OWNERS THAT ARE DIRECTLY AFFECTED???
WE HAVE ANIMALS, CARS WILL MOST LIKELY BE PARKED IN FRONT OF MY HOME, R2-4

1

Response to Comments

WHAT ABOUT SIGNAL AND SAFETY IMPROVEMENTS. WILL BUSES US POURROY RD FOR ARRIVAL AND PICKUP, IF THE ANSWER IS NO, THAT'S A LIE BECAUSE BUSES USE POURROY RD NOW FOR THE MAGNA SCHOOL, I HAVE REPORTED SERVERAL BUSES FOR SPEEDING WITH KIDS ON THE BUS. 70 MILES PER HR | R2-5

ANY STUDIES ON THE ADDED NOISE TO OUR COMMUNITY?? | R2-6

AIR QUALITY, DRAINAGE ISSUES,, ANY KIND OF TRAFFIC CONTROL /PARKING ON POURROY AND KELLER ROAD???? | R2-7

I'M SURE THESE ARE ALL QUESTION WE WOULD HAVE BEEN ABLE TO ASK HAD WE BEEN GIVEN THE PROPER NOTIFICATION.
I'VE PRAYED ABOUT THE SITUATION AND I'VE ASKED MY GOD TO INTERVINE ON THE PLANS OF THE WICKED IN THIS SITUATION,. | R2-8

I BELIEVE A CONTINUANCE WILL BE ALLOWED..... | R2-9

WE WERE A;LL BLESSED BY GOD TO LIVE THIS RURAL LIFESTYLE,. WE ARE NOT OPPOSED TO PROGRESS. | R2-10

BUT TO BE TREATED LIKE LESS THAT HUMAN BY OUR OWN COUNTRY IS SIMPLE NOT ACCEPTABLE.
THIS IS THE UNITED STATES OF AMERICA.
NOT SOME FOREIGN COUNTRY THAT WALKS ON ITS CITIZENS, FOR THE ALMIGHTY $$$$$$$$$$. | R2-11

NOT TO MENTION INCREASE IN CRIME, | R2-12
WHAT ABOUT PEOPLE THAT RIDE THEIR HORSES DAILY, KIDS THAT KNOW NOTHING ABOUT NATURE ARE PRETTY CRUEL,
WHY A "LOT MERGER" AND NOT A "LOT LINE ADJUSTMENT""" | R2-13

WHAT ABOUT REGULATIONS REGARDING DAYS AND HOURS OF USE RELATIVE TO NOISE, LIGHTING TRAFFIC PARKING ETC. | R2-14

I HAVE FARM ANIMALS, I WELCOME THE WALL TO BLOCK OFF VISION OF MY PROPERTY, IN ORDER TO KEEP KIDS FROM THROWING THINGS OVER ONTO MY PROPERTY. | R2-15

WHEN YOU DON'T DO THINGS RIGHT TO BEGIN WITH THIS IS WHAT YOU GET.....
I WAS NOT CREATED TO WORRY, I WAS NOT CREATED TO FEAR, THEREFORE I'VE TURNED IT TOTALLY OVER TO MY GOD. HE'S ALREADY WORKED IT OUT. | R2-16

SINCERELY
RITA FLENOID.
34220 POURROY RD
WINCHESTER, CA 92596

Sent from Mail for Windows 10

2

R2. Response to Comments from Rita Flenoid, dated August 1, 2017.

R2-1 The comment regarding easements and surveying is not directed to the technical adequacy of the IS/MND. The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

The commenter's dissatisfaction with notification and outreach to nearby residents is noted. Notification of neighbors included mailing copies of the Notice of Intent/Notice of Availability to residents and owners of properties within 600 feet of the project site. The Initial Study/Mitigated Negative Declaration was circulated for public review, including posting on the County Planning Department's website. Notification exceeded the requirements of CEQA.

Additionally, in response to the public comments received at the Riverside County Planning Commission meeting of August 2, 2017, regarding the lack of community outreach and various project issues and concerns raised by surrounding residents, the Planning Commission continued the project to the September 6, 2017, Planning Commission meeting in order to provide the Temecula Valley Charter School ample time to meet with the surrounding community residents to discuss and provide responses and solutions to the issues and concerns raised. Meetings with the surrounding community residents were held at the offices of the Temecula Valley Charter School on August 10 and August 24, 2017.

R2-2 The comment is not directed to the technical adequacy of the Initial Study/Mitigated Negative Declaration (IS/MND). The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

R2-3 See response to Comment R2-1, above.

R2-4 The comment generally discusses buffer zones for affected neighbors and parking issues and mentions property animals. However, no specific details or rational related to these concerns was provided. Additionally, the comment is not directed to the technical adequacy of the IS/MND. The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration. However, with regards to parking, the commenter should be aware that parking will be prohibited along the entire stretch of Koon Street, once this road is improved.

R2-5 Proposed vehicular site access is described in Section 1.3, *Project Description*, of the IS/MND. All vehicular traffic, including school buses would access the site via Pourroy Road and Koon Street. Project development would also include paving approximately 385 feet of Pourroy Road extending south from the intersection of Koon Street to a

Response to Comments

currently paved portion of Pourroy Road. The roadways and intersections that would be built as part of the project would be designed and constructed in accordance with all required County of Riverside standards and would not create conflicting turning movements or place queues for driveways on highways or arterial roadways.

R2-6 Project noise impacts were adequately analyzed in Section 3.12, *Noise*, of the IS/MND. As substantiated in this section, impacts related to noise would be less than significant.

R2-7 Project air quality, drainage and traffic impacts were adequately analyzed in their respective topical sections of the IS/MND: Sections 3.3, *Air Quality*, 3.9, *Hydrology and Water Quality*, and 3.16, *Transportation/Traffic*. As substantiated in these sections, impacts related to air quality, drainage and traffic would be less than significant.

With regards to parking, the commenter should be aware that parking will be prohibited along the entire stretch of Koon Street and Pourroy Road, once these roads are improved.

The comment asks about traffic control on Pourroy Road and Keller Road. Signal warrant analyses were conducted for the intersections of Pourroy Road with Pat Road and Skyview Road as a part of the Transportation Impact Analysis prepared for the proposed project (TIA; provided as Appendix H to the IS/MND); as concluded in the TIA, warrants were not met for either intersection. Additionally, project traffic is not anticipated to use Keller Road and therefore, the project would not create a need for traffic control measures on Keller Road.

R2-8 See response to Comment R2-1, above.

R2-9 See response to Comment R2-1, above.

R2-10 The comment is not directed to the technical adequacy of the IS/MND. The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

R2-11 The comment is not directed to the technical adequacy of the IS/MND. The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

R2-12 The comment regarding increase in crime and horses is not directed to the technical adequacy of the IS/MND. The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

R2-13 The comment regarding the type of land merger process is not directed to the technical adequacy of the IS/MND. The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

R2-14 The proposed hours of operation for the charter school are discussed in Subsection 1.3.2, *Project Operation*, of the IS/MND. Lighting impacts and associated regulations are discussed in Section 1, *Aesthetics*, of the IS/MND. Noise and traffic impacts and their related regulations are discussed in Sections 3.12, Noise, and 3.16, *Transportation and Traffic*, respectively, of the IS/MND.

R2-15 The wall comment is not directed to the technical adequacy of the IS/MND. The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

R2-16 The comment is not directed to the technical adequacy of the IS/MND. The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

Response to Comments

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LETTER R3 – Dennis F. Tuffin (4 pages)

Planning Commission

Riverside County Planning Department

Attention Larry Ross

lross@rivco.org

Post Office Box 1409,

Riverside, California 92502-1409

RE: Temecula Valley Charter School

PUP00931

Dear Commissioners;

I am writing to express my concerns and objections to the proposed Public Use Permit Application and the County of Riverside approval of the Temecula Valley Charter School referenced above. R3-1

TRAFFIC CIRCULATION AND ACCESS PROBLEMS AND GRIDLOCK

The neighborhood in which the Charter School project is located is a long established residential neighborhood with a limited but presently barely adequate street system. However, the streets in the neighborhood are not paved and are already a limitation on the safety of the neighborhood because they are not paved. Previous development in the neighborhood and the surrounding area are taxing the roads and making the roads less adequate and less safe. R3-2

The construction of the nearby Harvest Hill Steam Academy in 2015 on Pat Road at the intersection of Elliot has increased traffic dramatically over Pat Road, Pourroy Road from Pat Road where it intersects with Abelia Street and the Abelia Street intersection with Winchester Road (hereinafter Highway 79). Harvest Hill Steam Academy was not, according to the Riverside County Transportation Department, reviewed and approved by the Planning

Response to Comments

Department or the Planning Commission of Riverside County. Harvest Hill Steam Academy and the impacts associated thereby was not included in the traffic study or the Conditions for Approval for the Temecula Valley Charter School PUP00931. This is an obvious error and is a ground for my objection to this project, PUP00931.

R3-2 cont'd

The Harvest Hill Steam Academy is also a poorly planned project and is within close distance to PUP00931. Google Maps indicates that the two address are a mile apart but the new access to the PUP00931 from the new intersection of the new Koon Street and Pourroy Road and the Harvest Hill Steam Academy is much less , .6 of a mile according to Google Maps and much less as the crow flies or in actual distance.

In the traffic study of 00931 prepared by Placeworks and reviewed by the County Planning Department improvements to address the new demands caused by 00931, Placeworks recommended substantial improvements to the roads serving the site from the South of the site. The Planning Department has not recommended or conditioned that all the recommended improvements be required for Approval. This is very misguided and I object to the lack of incorporation of the specific and detailed improvements recommended by Placeworks and ignored by the County to the roads serving the above referenced project from the South. These two Schools will share Pat Road, a section of Pourroy Road, the intersection of Abelia and Highway 79 and Ruft Road. Ruft Road is an unimproved dirt road which connects Pourroy Road and Elliot Road.

R3-3

There is a misconception incorporated in the Traffic Study, the Planning and the Conditions for Approval and the Staff Report and Recommendation for Approval for PUP00931. That misconception is that no person travelling to the Temecula Valley Charter School will come from the North. All the planners are aware of this misconception because they evaluated the Northern access when they studied the Northern intersection of Highway 79 and Keller Road which was recently improved and signalized in 2015.

The mistakes made in the development of the Harvest Hill Steam Academy are informative about the development of PUP 00931 and many of the same mistakes and ill-conceived plans are being duplicated.

R3-4

In both projects there is an irresponsible neglect of the rural neighborhoods to the North of the school sites and it is reasonable to expect the same negative impacts found in the case of the existing Harvest Hills Steam Academy (hereinafter HHSA). In the case of HHSA the school, incredibly is bounded on three sides by rural dirt roads and has bounded by only one paved road, Pat Road. The predictable result is that the many persons travelling to HHSA are completely congesting Elliot Road to the South of the school and Pat Road in front of the

school. There have been occasions where large school buses with children aboard have travelled on the dirt roads, (specifically on Elliot Road to the North) and have become stuck up to the axle during the heavy rains last winter and had to be evacuated and removed with heavy towing equipment. There are regularly cars and vehicles travelling to the school down Keller Road and Elliot from the North of HHSA and travelling too fast for the conditions and, in the rainy weather, severely rutting and disordering the dirt roads. R3-4 cont'd

PUP00931 suffers from this same defective sort of planning. The access to the school which,abuts Highway 79, is from a present dirt road, Pourroy , and an eighteen hundred foot new road, Koon Street, which will be constructed over property not owned by the developers of PUP 00931 but instead dedicated by the developers of a failed commercial project to the South of the PUP00931. The improvements off the site and off present private property are too little to support the burdens which will be imposed on the neighborhood. The PUP00931 site will be approached from the South, according to the planners. This would envision the traffic and students arriving on Highway 79 and Pourroy to access Koon Street or arriving via Pat Road and Pourroy Road. But the proponents and the Planning Department anticipate 600 trips for each cycle at the PUP00931 and clearly this volume will force and encourage some persons to travel the extra .4 of a mile to the next intersection, Keller Road and Highway 79. There will obviously be chaotic congestion and traffic circulation problems. R3-5

There are a long list of other problems with this project and basis upon which I object. They are;

1. INAPPROPRIATENESS OF THE SCHOOL SITE PER THE CALIFORNIA DEPARTMENT OF EDUCATION SCHOOL SITE SELECTION AND APPOVAL GUIDE. R3-6

2. HIGHWAY 79 POLICY AREA, HIGHWAY 79 AS AN EXPRESSWAY, INADEQUACNY OF HIGHWAY 79 TO SUPPORT THE PROPOSED 00931 AND OTHER PROJECTS ALREADY APPROVED NEAR AND CONTIGUOUS TO 00931. CALTRANS NEEDS TO BE CONSULTED ON THE IMPACT OF PROJECTS ON THE HIGHWAY 79 EXPRESSWAY CONCEPT AND THE EXPRESSWAYS ABILITY TO REDUCE GRIDLOCK IN LIGHT OF THE PROPOSED DEVELOPMENT. R3-7
3. LACK OF STUDY OF APPROVED AND IMPLIED PROJECTS USING KOON STREET WEST OF HIGHWAY 79. R3-8

Response to Comments

4. THE LACK OF CLARITY ABOUT WHETHER AN EMERGENCY FIRE ACCESS WILL BE ALLOWED ON HIGHWAY 79, THE IMPROVEMENTS TO 79 IF ALLOWED, THE IMPACT OF SUCH AN ACCESS TO THE HIGHWAY 79 OBJECTIVIES. R3-9
5. BUFFERING BETWEEN THE EXISTING NEIGHBORHOOD AND 00931-NOISE CONCERNS, AIR QUALITY CONCERNS R3-10
6. THE SAFETY OF CHILDREN WALKING TO THE PROPOSED 00931 SCHOOL SITE AND THE LACK OF WALLS OR RESTRAINTS TO PREVENT PEDESTRIANS FROM TRYING TO RUN ACROSS HIGHWAY 79 TO GAIN ACCESS TO THE SCHOOL R3-11
7. FIRE AND SAFETY ACCESS TO THE SITE OF 00931 AND THE PROPOSED HIGHWAY 79 EMERGENCY FIRE ACCESS UTILIZING A PREEXISTING PAVED DRIVEWAY AT 34155 WINCHESTER ROAD. R3-12
8. THE INADEQUACY OF THE FLOOD WATER OR STORM WATER PLAN FOR 00931 AND THE PREEXISTING FLOOD WATER PROBLEM IN THE NEIGHBORHOOD EXACERBATED BY THE RECENT EXPANSION AND DEVELOPMENT OF HIGHWAY 79. R3-13

THE AREA HAS A SERIOUS FLOOD WATER/STORM WATER PROBLEM. PRESENTLY WATER IS COLLECTING AND LAKEING ON BOTH SIDES OF HIGHWAY 79 AT THE 00931 SITE. THE TRANSPORTATION DEPARTMENT HAS NO EFFECTIVE WAY TO CONTROL THE FLOW OF WATER INTO THE NEARBY REGIONAL WATER SHED SYSTEM WHICH IS ITSELF OVERBURDENED. THE STATE AGENCIES SHOULD BE CONSULTED REGARDING THIS PROJECT AND PROPER PERMITS AND REVIEW REQUESTED AND REQUIRED. R3-14

THE FOLLOWING AGENCIES AND THEIR EXPERTISE RELATIVE TO THIS PROJECT SHOULD BE SOUGHT, R3-15

CAL TRANS DISTRIT 8 IN SAN BERNADINO

THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

THE SAN DIEGO REGIONAL WATER CONTROL DISTRICT AND THE SANTA MARGARITA

For all the reasons cited above I object to PUP00931 and also to the cursory planning and to the lack of notice and out reach to the community in the evaluation of this project and also for a litany of other reasons which will be expressed by the community at hearing and in writing.

Dennis F. Tuffin

R3. Response to Comments from Dennis F. Tuffin, dated August 1, 2017.

R3-1 The commenter expressed his general concerns and objections with the proposed project. The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

R3-2 The commenter discussed concerns regarding the rural and unpaved nature of the roads in the project area, and how the unpaved condition results in safety issues in the area. The roadway and circulation recommendations provided in page 44 of the Transportation Impact Analysis prepared for the proposed project (TIA; provided in Appendix H of the Initial Study/Mitigated Negative Declaration [IS/MND]) are included in Figure 13, *Project Site Access Improvements*, and page 128 of the IS/MND. As noted in Figure 13, in addition to constructing Koon Street to its ultimate width, project development would include paving approximately 385 feet of Pourroy Road extending south from the intersection of Koon Street to a currently paved portion of Pourroy Road.

The comments of how Harvest Hill Steam Academy's impacts were not included in the proposed project's conditions of approval, the schools poor planning and the proximity of the school to the proposed charter school site are not directed to the technical adequacy of the IS/MND. The comments are acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

The commenter also noted that the traffic generated by the nearby Harvest Hill Steam Academy was not included in the TIA prepared for the proposed project. As a part of the TIA, weekday AM and PM peak hour turn movement volumes were collected at the study-area intersections on Wednesday, September 14, 2016 when the Harvest Hill Steam Academy was in session. Therefore, the traffic evaluation included traffic from Harvest Hill Steam Academy.

R3-3 The commenter stated that the County Planning Department has not recommended or conditioned that all recommended improvements of the proposed charter school be required for approval. The roadway and circulation recommendations provided in page 44 of the TIA prepared for the proposed project (TIA; provided in Appendix H of the IS/MND), which are included in Figure 13, *Project Site Access Improvements*, and page 128 of the IS/MND, are a part of the project development and will be required to be implemented by the County. Implementation of the roadway and circulation improvements will be ensured through the County's development review and permitting process, and through adherence to the project's conditions of approval. For example, condition of approval 10.TRANS 006 states: "The associated conditions of approval

incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service."

R3-4 The comments regarding the traffic issues of the existing Harvest Hill Steam Academy are not related to the proposed project or directed to the technical adequacy of the IS/MND. The comments are acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

R3-5 The commenter asserted that the construction and paving of Koon Street by the charter school, which will serve as the vehicular access to the school site from Pourroy Road, will be constructed over property not owned by the charter school but instead dedicated by the owner/developer of a failed commercial development on the property to the south. The commenters assertion is incorrect. Koon Street, which is currently designated as a paper street in the County's General Plan, will be developed on County-owned right-of-way. The entire stretch of Koon Street, from Pourroy Road to SR-79, is owned by County of Riverside. Additionally, the charter school is dedicating additional school property to increase the right-of-way of Koon Street, as required by the County's Transportation Department.

Additionally, the project's traffic, circulation and access impacts were adequately analyzed in the Transportation Impact Analysis (TIA; provided as Appendix H to the IS/MND) that was prepared for the proposed project, which was the basis of the traffic analysis provided in Section 3.16, *Transportation/Traffic*, of the IS/MND. As substantiated in the TIA and Section 3.16, project-related impacts traffic, circulation and access were deemed to be less than significant.

R3-6 The commenter made a general comment about the inappropriateness of the school site per the current Department of Education school siting standards. The comment is not directed to the technical adequacy of the IS/MND. The comments are acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

R3-7 The commenter made a general comment regarding the Highway 79 Policy Area and the inadequacy of the policy are to support the proposed project. No specific details or rational as to why was provided. However, the proposed project's consistency with the Highway 79 Policy Area is discussed in Section 3.10, *Land Use and Planning*, of the IS/MND. As demonstrated in this section, the project is consistent with the policies of this policy area.

With regards to the need for Caltrans to be consulted on the project's impacts on SR-79, the County Transportation Department has coordinated and consulted with Caltrans regarding the proposed project and its related traffic impacts and improvements.

R3-8 The commenter made a general comment regarding the lack of study of approved and implied projects using Koon Street west of SR-79. Cumulative projects shown in Figure 12, *Cumulative Developments Location Map*, of the IS/MND include reasonable and foreseeable projects in the near term, which is consistent with guidelines to prepare traffic impact analyses in Riverside County. Therefore, all applicable near-term cumulative projects were included in the cumulative traffic analysis of the TIA.

R3-9 The commenter noted that there was a lack of clarity regarding emergency access and concerns with emergency access from SR-79. As noted above in response to Comment A1-3 of the Law Offices of Abigail Smith, the following text of Section 3.1, *Project Description*, of the IS/MND (page 3) has been revised for clarification. Changes made to the IS/MND are identified here in ~~strikeout~~ text to indicate deletions and in underlined text to signify additions.

Access and Parking

School site access would be via Koon Street, currently designated as a paper street in the County's General Plan, which would begin at the Flossie Way/Pourroy Road intersection, extend along the project site's southern boundary and end in a cul-de-sac at SR-79. School access from the Koon Street cul-de-sac would be via two 1-way driveways forming an elongated one-way loop next to the east site boundary, with the school's 100-space parking lot in the center of the loop. ~~A fire lane would extend over paved areas around the school buildings.~~ A flow-through student drop-off lane would loop around the periphery of the parking lot.

As shown in Figure 6, a fire lane would extend over paved areas around the school buildings. Emergency access to the school site would be provide via Koon Street, which would include a striped center lane. The cul-de-sac proposed at the end of Koon Street would also include rolled curbs, which would provide secondary emergency access to the school site from SR-79 in the event it is needed for emergency vehicles.

The existing dirt access road onsite that connects to SR-79 (see Figure 3, *Aerial Photograph*) would be eliminated and no longer provide vehicular access to the project site in any way. As noted above, vehicular access would be provided via Koon Street. While Emergency vehicular access would also be provided via Koon Street, with secondary emergency access from SR-79 available via the rolled curbs of the cul-de-sac at the terminus of Koon Street.

Response to Comments

R3-10 The commenter outlined general concerns regarding air quality and noise, as well as buffering between existing neighborhoods. However, no specific details or rational related to these concerns was provided. The project's impacts associated with aesthetics, air quality, and noise are outlined in Sections 3.1, *Aesthetic*s, 3.3, *Air Quality*, and 3.12, *Noise*, of the IS/MND. As substantiated in these sections, impacts related to aesthetics, air quality and noise would be less than significant.

Additionally, the school is planned to be at the far east end of the property and the remaining natural knoll on the western portion of the site will remain, and therefore, provide a natural buffer for residents to the west.

R3-11 The commenter outlined concerns regarding the safety of students walking to the school, lack of walls along SR-79, and pedestrians running across SR-79 to access the school. Being that the children attending the charter school are of elementary- and middle-school age and due to the proposed location of the school, it is anticipated that students will be dropped off by their parents on a daily basis. However, a public sidewalk is proposed along the entire stretch of Koon Street. The charter school will also implement all necessary student safety measures before, during and after school hours to ensure the safety of the students. With regards to the comment about walls, the proposed charter school will be completely fenced on all side, which is provided primarily to protect students during school hours. Direct access from SR-79, for either pedestrian or vehicles, is not provided nor proposed. Also, it is safe to say that no reasonable parent would stop along SR-79 to drop off their grade-school child and have them run across SR-79.

R3-12 See response to Comment R3-9, above.

R3-13 The commenter outlined general concerns regarding flooding and stormwater plans. However, no specific details or rational related to these concerns was provided. The project's impacts associated with flooding and drainage are outlined in Section 3.19, *Hydrology and Water Quality*, of the IS/MND. As substantiated in this section, impacts related to flooding and drainage would be less than significant. Additionally, the County Transportation Department is reviewing the site-specific, design-level hydrology and grading plans to ensure that all drainage and flooding issues are adequately addressed. Design and construction of the charter school will be required to follow these approved plans.

R3-14 See responses to Comments R3-13, above, and R3-15, below.

R3-15 The commenter noted that the following agencies and their expertise relative to this project should be sought: Caltrans, South Coast Air Quality Management District, and San Diego and Santa Margarita Regional Water Quality Control District. With regards to the need for Caltrans to be consulted on the project's impacts on SR-79, the County Transportation Department has coordinated and consulted with Caltrans regarding the proposed project and its related traffic impacts and improvements. Additionally, through their development review and permitting process, the County Transportation Department coordinated with and involved the appropriate water quality control district(s) in the review of the proposed project and its associated drainage impacts and improvements. Furthermore, the County involves and coordinates with SCAQMD (when necessary or required) in the review of development projects.

Response to Comments

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LETTER R4 – Kirk R. Gurling (2 pages)

Kirk R. Gurling
34119 Keller Flat Court
Winchester, Ca. 92596

August 1, 2017

Mr. Larry Ross

Re: PUP00931

My name is Kirk Gurling. I live at 34119 Keller Flat Court, next door to the proposed Charter School (Temecula Valley Charter School/PUP00931). MY bedroom windows are only 11.5 feet from our common property line.

I would ask and urge you to grant a continuance as there has been no community outreach attempted by the applicant. As you are aware The "Conditions of Approval" and the "Staff Report" were only made available to the public late last week and on Saturday, leaving insufficient time for review and study. R4-1

As it stands I oppose the approval of PUP00931. I see this as a deeply flawed project that either ignores or inadequately addresses the obvious safety and environmental issues that allowing this school to locate here would create. R4-2

Please Note: Not one rural neighbor will be sending any of their children to this school. It would much more appropriate to locate this school in the neighborhoods that create the need for it. R4-3

The assumptions made by the County Planning Commission and its affiliates regarding traffic circulation and surrounding road use render the traffic, air, noise studies inaccurate and deeply flawed! Parents will not wait in long lines of cars to drop off and pick up their children! They will decide to take alternate routes to enter and exit the area. They will most likely drop off and pick up their children along the County maintained dirt roads, while parking in non-delineated spaces blocking driveways, causing conflict with the long standing rural residents and their long standing equestrian uses or they will be dropped off on the opposite side of Highway 79 (Winchester Road) an extreme safety issue, the speed limit is 65 mph. Monitoring the traffic issues after the school is built solves nothing as the problems will then be permanent. One only has to view the traffic problems law enforcement allows to persist at their current location at Abelia St. & Washington Ave. to see the total disregard of traffic laws, long lines of parked cars blocking lanes and the failure of virtually all exiting vehicles to stop before crossing sidewalks at the driveway entrance to the Temecula Valley Preparatory School. The total lack of enforcement of traffic laws by the police departments with jurisdiction for such issues is obvious and can't be relied on. If safety is the paramount concern then this school will not R4-4

Response to Comments

meet that requirement! The Highway designation of "Expressway" beginning at the intersection of Abelia St. /Pourroy Rd. and Highway 79 will be choked with left-hand turns and pedestrian traffic making their way to the inadequate entrance to the school. This will be a huge safety problem! This will also render the Highway anything but an "expressway", Caltrans stated use. R4-4 cont'd

The residents that rely on this route to exit their neighborhood will be severely delayed and necessary emergency response times unnecessarily delayed. R4-5

In addition the drainage study is inaccurate because it fails to recognize the current water courses accurately. Remember the upstream approved developments have not been designed or built making water runoff calculations only a wild guess. R4-6

No buffers to soften the negative impacts that the neighbors will be forced to endure. R4-7

There are no regulations regarding days and hours of use and operation relative to noise, lighting, traffic, parking, special events, etc. R4-8

I doubt that the adjacent commercial property was considered when evaluating any cumulative negative effects relative to traffic, air quality, noise, lighting or compatibility. R4-9

Is this site appropriate if alcohol sales are going to be allowed on the already approved adjacent commercial property? R4-10

Why a lot merger instead of a lot line adjustment if there is no plan for future expansion of the school? R4-11

Failure to give credence to The California Department of Education's School Site Selection and Approval Guide" is abundantly clear to me. R4-12

There are many more issues that need to be addressed, however with the County's late release of public information and the condensed time period created by the County for review and research this is a problem for adequate scrutiny. R4-13

Thank you for your consideration in this process.

I Kirk R. Gurling oppose PUP00931

R4. Response to Comments from Kirk R. Gurling, dated August 1, 2017.

R4-1 The commenter requested a continuance of the Planning Commission hearing due to lack of community outreach. In response to the public comments received at the Riverside County Planning Commission meeting of August 2, 2017, regarding the lack of community outreach and various project issues and concerns raised by surrounding residents, the Planning Commission continued the project to the September 6, 2017, Planning Commission meeting in order to provide the Temecula Valley Charter School ample time to meet with the surrounding community residents to discuss and provide responses and solutions to the issues and concerns raised. Meetings with the surrounding community residents were held at the offices of the Temecula Valley Charter School on August 10 and August 24, 2017.

R4-2 The commenter expressed opposition to the proposed project. The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

R4-3 The commenter made a general comment about the inappropriateness of the location of the school site. The comment is not directed to the technical adequacy of the Initial Study/Mitigated Negative Declaration (IS/MND). The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

R4-4 The commenter asserted that the assumptions made by the Riverside County Planning Commission and its affiliates regarding traffic and circulation render the traffic, air and noise studies inaccurate and deeply flawed. The commenters assertions are incorrect and unsupported. The analysis, findings and conclusions provided in Sections 3.3, *Air Quality*, 3.12, *Noise*, and 3.16, *Transportation/Traffic*, of the IS/MND are based in part on the detailed technical analyses/reports prepared for each of these environmental topics, all of which were included in the technical appendices of the IS/MND and reviewed and approved by the County of Riverside for use in the IS/MND.

The commenter also asserted that parents driving kids to the school will drop them off along county-maintained dirt roads, parents will park in non-delineated parking areas while blocking driveways, project will cause issues with equestrian uses, and parents will drop off their kids on the opposite side of SR-79. The commenters assertions are incorrect and unsupported. The charter school will implement all necessary student safety measures before, during and after school hours to ensure the safety of the students—these include but are not limited to traffic monitors and prohibiting parents from traveling on dirt roads. Also, any violations can be reported to the school and will be dealt with promptly and effectively. With regards to parents parking in non-delineated

parking areas, the commenter should be aware that parking will be prohibited along the entire stretch of Koon Street and Pourroy Road, once these roads are improved. Additionally, the idea that a parent would park along the dirt roads of Flossie Way to the east or Pourroy Road to the northwest (or any other dirt road in the area) of the school site is highly unlikely. As noted above, the charter school will implement all necessary student safety measures; also, parents will be required to adhere to the school's drop-off and pick-up times and requirements. Furthermore, it is safe to say that no reasonable parent would stop along SR-79 to drop off their grade-school child and have them run across SR-79.

The commenter also stated that law enforcement officers continue to allow traffic, access and parking issues to persist at the current charter school location, and that the lack of enforcement of traffic laws by police departments with jurisdiction over these issues is obvious and cannot be relied on. The commenters concern regarding law enforcement and the implementation of traffic laws at the existing charter school site are not directed to the technical adequacy of the Initial Study/Mitigated Negative Declaration (IS/MND). The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

Finally, the commenter asserted that the amount of traffic created by the charter school will render SR-79 anything but an expressway, as delineated by Caltrans. The commenters assertions are incorrect and unsupported. The Transportation Impact Analysis (TIA) prepared for the proposed project (included as Appendix H to the IS/MND), was reviewed and approved by the County of Riverside for use in the IS/MND. As substantiated in the TIA, no impacts to SR-79 would occur as a result of project development.

R4-5 The commenter made a general assertion that residents that rely on this route to exit their neighborhood will be severely delated and necessary response times unnecessarily delayed. However, the route in question was not mentioned and no specific details or rational related to this concern was provided. The project's impacts associated with traffic and emergency access are outlined in Sections 3.16, *Transportation/Traffic*, of the IS/MND. As substantiated in Section 3.16, impacts related to traffic and emergency access would be less than significant. Additionally, the projects proposed roadway and circulation improvements have been reviewed by the County Transportation Department and Riverside County Fire Department, and recommended for approval.

R4-6 The commenter stated that the project's drainage study is inaccurate because it fails to recognize the current water courses accurately, and that project's runoff calculations are only a wild calculation due to upstream-approved developments not being designed or built yet. The commenters assertions are incorrect and unsupported. The analysis, findings and conclusions provided in Section 3.9, *Hydrology and Water Quality*, of the

IS/MND are based in part on the preliminary Water Quality Management Plan (WQMP) prepared for the proposed project, for which a complete copy of this report was made available for review at the County of Riverside Planning Department, as noted at the beginning of Section 3.9 (page 86). The preliminary WQMP accurately outlines the current water courses that affect drainage (e.g., pattern, quantities) in the project area. Also, the hydrology calculations prepared by the project's civil engineer were used as the basis for determining the project's drainage and water quality features described in the preliminary WQMP. The runoff calculations were not random and wild calculations or guestimates as asserted by the commenter—they were based on established calculation methods and rates for calculating runoff in this area of Riverside County.

Additionally, the preliminary WQMP was reviewed and approved for use by the Riverside County Transportation Department. The County's review and approval further ensures that all necessary and applicable information and calculations were provided in the preliminary WQMP. Furthermore, and for clarification, Condition of Approval 60.TRANS 005 requires the project applicant to submit a final WQMP to the County Transportation Department for review and approval. Submittal of a final WQMP is a standard requirement of the County, and preparation of the final WQMP is based on the preliminary WQMP prepared for the proposed project.

R4-7 The comment generally made mention of the need for buffers for affected neighbors. However, no specific details or rational related to this concern was provided. The project's impacts associated with aesthetics are outlined in Sections 3.1, *Aesthetic*s, of the IS/MND. Additionally, the school is planned to be at the far east end of the property and the remaining natural knoll on the western portion of the site will remain, and therefore, provide a natural buffer for residents to the west.

R4-8 The proposed hours of operation and parking for the charter school are discussed in Section 1.3.2, *Project Operation*, of the IS/MND. Lighting impacts and associated regulations are discussed in Section 1, *Aesthetics*, of the IS/MND. Noise and traffic impacts and their related regulations are discussed in Sections 3.12, *Noise*, and 3.16, *Transportation and Traffic*, respectively, of the IS/MND.

R4-9 The commenter doubts that the adjacent commercial property was considered when evaluating any cumulative negative effects relative to traffic, air quality, noise, lighting, or compatibility. With regards to cumulative impacts associated with air quality, noise, lighting or compatibility, CEQA requires that such cumulative impacts be analyzed in context of the existing conditions on the ground at the time of preparation of the environmental document for a proposed development project. Cumulative impacts related to these topics only need to consider existing conditions and not future potential uses or conditions. Since the property to the south has always been and remains vacant,

cumulative impacts of a potential future commercial use being developed on that property are not required to be included in IS/MND prepared for the proposed project.

With regards to cumulative traffic impacts, cumulative projects shown in Figure 8, *Cumulative Developments Location Map*, of the Transportation Impact Analysis (TIA) prepared for the proposed project (which was reproduced as Figure 12, *Cumulative Developments Location Map*, in the IS/MND) include reasonable and foreseeable projects in the near term, which is consistent with guidelines to prepare traffic impact analyses in Riverside County. Therefore, all applicable near-term cumulative projects were included in the cumulative traffic analysis of the TIA, including the future commercial development to the south.

R4-10 The comment regarding the potential future sale of alcohol within the planned commercial development south of the school site, across Koon Street, is not directed to the technical adequacy of the IS/MND. The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

R4-11 The comment regarding the type of land merger process is not directed to the technical adequacy of the IS/MND. The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

R4-12 The commenter made a general comment about the inappropriateness of the school site per the current Department of Education school siting standards. The comment is not directed to the technical adequacy of the IS/MND. The comments are acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration.

R4-13 The comment is not directed to the technical adequacy of the IS/MND. The comment is acknowledged, included in the official environmental record of the proposed project, and will be forwarded to the appropriate County decision-makers for their review and consideration. See also response to Comment R4-1, above.

August 10, 2017 Community Meeting on PUP No. 931

Ross, Larry

From: Jorge Estrada <jestrada@placeworks.com>
Sent: Friday, August 18, 2017 1:29 PM
To: Ross, Larry
Subject: August 10th Community Outreach Meeting

Hi Larry,

On August 10, 2017, the school's director/principal, their legal counsel, PlaceWorks' traffic engineer, and two of the community representatives met at the offices of the Temecula Valley Charter School at 35755 Abelia Street in Winchester. The community issues of concern discussed at the meeting included:

- Access and circulation
- Public Safety
- Hours of operation
- Future expansion
- Existing house
- Grading, drainage, and water quality
- Fencing, screening and landscaping
- Noise and lighting
- Lighting

The project team made note of these issues of concern and will present responses to the surrounding neighbors at next week's community meeting, which will be held on Thursday, August 24 at 6:00 PM in the Multipurpose Room of the Temecula Valley Charter School.

Best,

JORGE ESTRADA
Senior Associate

3 MacArthur Place, Suite 1100 | Santa Ana, California 92707
714.966.9220 | jestrada@placeworks.com | placeworks.com

PLACEWORKS

August 23, 2017
Community meeting
on PUP NO.931

From: Lois Hastings
To: Kirk Gurling
Subject: Re: Response to your August 13th email
Date: Thursday, August 17, 2017 4:11:32 PM

Hello Mr. Gurlick,

The more detailed plans are available here and should provide you more than sufficient information to review the development.

Civil

https://wlcarchitects2.box.com/s/c44fblb2qormbq1dnxccpba9kilkharq

Landscape

https://wlcarchitects2.box.com/s/oxlgm3kjla3iklatbkg0xkhx66lmem0c

Architectural

https://wlcarchitects2.box.com/s/anijmtc4xyojgcyihlmpdj4n1yx4fnyz

These plans are based on the underlying reports we have also provided. Please let me know if you need anything else or have additional questions. We'll look forward to the community meeting on the 24th.

Sincerely,

Lois Hastings

On Thu, Aug 17, 2017 at 2:08 PM, Kirk Gurling <gonetocostarica@gmail.com> wrote:

> Good afternoon.
>
> The digital plan that was sent each time is a site plan with limited information. I was able in each case to open the attachment. However it does not include the other digital plans we requested, such as grading, landscape, drainage, drainage improvement, hydrology & hydraulics, fencing or water quality plans. If the site plan sent is all that exists then evaluating the overall Charter School plan will be inadequate at best.
>
> Sincerely, Kirk R. Gurling
>
> On Thu, Aug 17, 2017 at 1:29 PM, Lois Hastings <lhastings@tvcscougars.com> wrote:
>
> > Good afternoon,

This is the same attachment. Let me know if you are still unable to open it. It is the digital plan.
Thank you,
Lois Hastings

On Tue, Aug 15, 2017 at 3:44 PM, Lois Hastings <lhastings@tvcscougars.com> wrote:

> Good Afternoon!
> Here is some information on Rich Hansberger and Fernando Sotelo and their roles in this process:
>
> Fernando Sotelo is the traffic engineer who prepared the traffic study for our project. Mr. Sotelo works for Placeworks, a company engaged by TVCS to assist us with facilities planning.
>
> Mr. Hansberger is our bond counsel in this transaction. His role is to help us secure tax-exempt bond financing for the construction project. He has worked with charter schools in California and Arizona for almost 20 years assisting with facilities development and tax-exempt bond financing.
>
> The digital site plans are attached.
>
> Have a wonderful evening!
> Sincerely,
> Lois Hastings
>
> On Mon, Aug 14, 2017 at 3:10 PM, Lois Hastings <lhastings@tvcscougars.com> wrote:
>
> > Yes, thank you for this. I look forward to the next step. I sent you a couple of emails today. It will take some time for you to look through them.
> > Sincerely,
> > Lois Hastings
> >
> > On Mon, Aug 14, 2017 at 1:38 PM, Kirk Gurling <gonetocostarica@gmail.com> wrote:
> >
> > > Good afternoon Ms. Hastings.
> > >
> > > I just received your latest email and have not had an opportunity to read it. You may have already addressed some of my questions and responses.
> > > Please read the attachment. Hopefully this moves us forward.
> > >
> > > Thank you,
> > > Kirk R. Gurling

Ross, Larry

From: Jorge Estrada <jestrada@placeworks.com>
Sent: Friday, August 18, 2017 1:33 PM
To: Ross, Larry
Subject: August 24th Community Meeting
Attachments: Community Outreach Mtg Flyer_TVCS.PDF

Larry,

Attached is the flyer that was mailed out yesterday to surrounding residents regarding next week's community meeting.

Best,

JORGE ESTRADA
Senior Associate

3 MacArthur Place, Suite 1100 | Santa Ana, California 92707
714.966.9220 | jestrada@placeworks.com | placeworks.com

PLACEWORKS

Temecula Valley Charter School

Neighborhood Meeting

Temecula Valley Charter School invites you to attend an informational neighborhood meeting for the proposed charter school project in Winchester, which involves development of the project site with a charter school that will house approximately 600 students. At the meeting we will:

- Provide an overview of the proposed project and its various elements and components
- Provide basic information about the school and its use of the property
- Provide an opportunity to interact with residents of the community
- Answer questions about and listen to input on the project

You are invited!

Thursday, August 24, 2017

6:00 p.m. to 7:00 p.m.

Temecula Valley Charter School

Multipurpose Room

35755 Abelia Street

Winchester, CA 92596

For more information, please contact Lois Hastings, Executive Director/Principal at **951.294.6775** or **lhastings@tvcscougars.com.**









TEMECULA VALLEY CHARTER SCHOOL

34155 Winchester Rd

Proposed Site of Public Charter School Facility

Riverside County Planning PUP 931

Community Meeting Held August 24, 2017

OVERVIEW

- Kindergarten through eight grade.
- Approximately 550 students.
- Temecula Valley Charter School has worked diligently for almost two years, investing almost $1MM into the required CEQA and County Planning studies and Architectural design to prepare the project for approval.
- Temecula Valley Charter School will be an outstanding neighbor. The school is one of the oldest charter schools in the State, operating successfully for over 20 years. Their educational program is built on family and community involvement.
- Unlike any other proposed development of this site, the school operates for less than HALF the calendar year.

TRAFFIC

- Access and Circulation
  - The roads leading up to the school will no longer be dirt roads. They will be fully improved County streets.
  - The school will have traffic monitors, just as they do now.
  - Access will be circular, which is the best design (most schools have two-way streets so parents make left/right turns disrupting traffic).
  - Drop-off and pick-up times are staggered by grade.
  - The school has an enormously long drop-off/pick-up lane inside its property.
  - The school is open less than half the school year.
  - The school is less than a third the size of student population than at its current location.

TRAFFIC

- Dirt Road Access
  - The school will prohibit parents from traveling on dirt roads.
  - The school can ban the parent from driving to/from school, if necessary. Punishment works!
  - Any violations can be reported to the school and will be dealt with promptly and effectively.

TRAFFIC

- Emergency Access
  - Rolled curbs on Koon cul de sac as required by County.
- Parking
  - The school has ample parking.
- Traffic Control Signage
  - Two-way Stop sign at Pourroy and Koon
  - Stop signs will be provided on Koon Street and Flossie Way. Pourroy is free flowing.

TRAFFIC

- Traffic Flow at Pourroy and Koon/Flossie
  - Traffic monitors will direct all traffic, ensuring flow through.
  - Koon street and the internal pick-up/drop-off areas are sufficiently long to ensure effective throughput.
  - Traffic study reveals minimal impact.

DRAINAGE/GRADING

- There will be no obstruction of neighbors drainage patterns. This is simply not allowed by the County.
- The County Engineering Department is reviewing the site Hydrology and Grading plans to ensure no disruption. The school will be required to follow these approved plans.

BUFFERING/NOISE

- The school is planned to be at the far east end of the property and the remaining natural knoll provides a natural buffer, shielding playground noise from the adjacent neighbors.
- The house is remaining on the property, so in essence there will still be a residential 'property' between the west end of the school and the nearest neighbor.
- The school will be completely fenced. This is primarily to protect school children from the neighbors…but it works the other way around.
- The school has highly effective procedures to prevent unauthorized entrance or exit from the property.
- The school is designed around a central courtyard thus confining most 'noise' to the center of the campus, and the parking lot is on the far east side, near the highway.

BUFFERING/TRASH AND LIGHTING

- The school's current site is immaculate – for a reason. Zero tolerance! All violations can be reported to the school and will be handled effectively.
- Lighting impact is minimal. The school does not operate school at night. Lights are for security only.
- Evening programs will be less frequent; on average one time per month and generally ending at 7:30 PM.
- Evening programs are not attended by entire school.
- Special Events Once a Year
  - Show Choir lock in (overnight in MPR)
  - Middle School Dance (ends at 10 PM)

BUFFERING

- The school will be a good neighbor.
- Many residential developments abut public schools.
- The key is responding to any complaints of a violation promptly and effectively.

OTHER CONCERNS

- Public Safety
  - No unauthorized access to school site.
  - Parent access off 79 would be near impossible and would be dealt with harshly (e.g., CHP).
- Hours/Days of Operation
  - 175 days, less than half a year
  - HOURS: Please refer to handout
- Future Expansion
  - None

OPEN FORUM

- Let us know your questions and concerns.

Letters received at the August 2, 2017 Planning Commission Hearing

Planning Commission
August 2, 2017

Agenda Item No. 4.1 – Public Use Permit No. 931

Public Comments

Law Offices of Abigail Smith
1455 Frazee Road, Suite 500, San Diego, CA 92108

Abigail A. Smith, Esq.

Telephone: (951) 506-9925
Facsimile: (951) 506-9975
Email: abby@socalceqa.com

BY E-MAIL AND U.S. MAIL

August 1, 2017

Riverside County Planning Commission
c/o Ms. Elizabeth Sarabia, Planning Comm'n Secretary
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502
esarabia@rivco.org

Mr. Larry Ross
Principal Planner
County of Riverside Planning Dept.
4080 Lemon Street, 12th Floor
Riverside, CA 92502
Lross@rivco.org

Re: Planning Commission Hearing August 2, 2017, Item 4.1—Public Use Permit No. 931/Temecula Valley Charter School

Dear Riverside County Planning Commissioners:

Please accept this letter on behalf of local residents, Residents For Intelligent Planning, regarding the proposed Temecula Valley Charter School/Public Use Permit No. 931. This project is scheduled for hearing before the Planning Commission on August 2, 2017 (Item 4.1).

First, we request that the Planning Commission continue the hearing to allow for additional time for public review of project documents and comment. The community was not consulted on this Project. The lack of public outreach has left the community scrambling to understand the scope and nature of the proposed project and its impacts. Second, if the Planning Commission will consider this item, we urge that the Commission deny the Project at this time and recommend that an Environmental Impact Report ("EIR") be prepared.

The Temecula Valley Charter School is a proposal for the construction and operation of a charter school serving 600 students for kindergarten through 8th grade. For the reasons outlined below, the Environmental Assessment ("EA") is legally inadequate and an Environmental Impact Report ("EIR") is required. The California Environmental Quality Act ("CEQA") requires the preparation of an EIR for any project that *may* have significant adverse effects on the environment. (Public Resources Code § 21151.) "Said another way, if a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect." (State CEQA Guidelines, §15064 (f)(1).) The Project meets these standards as discussed further below. Additionally, a mitigated negative declaration is only appropriate when revisions in the proposed project "would avoid the effects or mitigate the effects to a point where *clearly* no significant effects would occur, and [t]here is *no* substantial evidence, in light of the whole record before the agency, that the project as revised *may* have a significant effect on the environment." (State CEQA Guidelines, § 15070 (b) [emphasis added].) The EA does not demonstrate that significant impacts are mitigated to a point where "clearly no significant effects would occur."

Project Description

Based on the available information there is apparently an inconsistency relative to the existing street or road that provides access to the existing home on the Project site. Will this road be eliminated as part of the Project? Does the Project intend to rely upon this road for emergency access or otherwise? The site plan indicates that the road may be retained. Moreover, it is indicated that the existing residential structures on-site will remain. The site plan indicates that one will be a "caretaker residence." Does the applicant intend to develop this adjacent parcel more fully at some point? Consistent with CEQA's mandates, the entirety of the Project and all phases must be described fully and accurately.

Air Quality

The construction air quality study should be updated using the latest CalEEMod (*see*, http://www.caleemod.com).

Furthermore, we could not locate the CalEEMod report to support the conclusions of EA, p. 42 regarding construction emissions. This model report does not appear with the EA, though Appendix B purports to contain "Air Quality and Greenhouse Gas Background and Modeling Data". Therefore, we are unable to review and comment on the assumptions, inputs, and ultimate conclusions of the construction air quality study. Even so, the "expectation" that the earthwork is balanced must be made a condition of the proposed project in order to guarantee that the assumptions of the air quality model are

accurate. The noise section suggests it is assumed that there will be little to no off-site/on road haul trips.

Water Quality and Flooding

Conclusions about water quality impacts are based on a preliminary WQMP. The EA mentions that, "site specific features would be described in the site-specific WQMP" (p. 87). This represents deferred analysis contrary to CEQA. There is not evidence to support the conclusion that impacts are less than significant under thresholds a), d), and g). The EA also describes that the "proposed development of the Keller Crossing Specific Plan ... would include a 24-inch storm drain along Keller Road that ... would prevent off-site runoff from entering the school site" (p. 87). This is inadequate. The Project must mitigate its impacts and not rely on anticipated improvements by other projects.

The Project is apparently designed so that all storm water shall be contained underground. We urge the Planning Commission to ensure that this project has been fully reviewed by all water quality agencies prior to approval, including State agencies that monitor the Santa Margarita Water Shed and the San Diego River Watershed. There is major concern on the part of the community that flood and stormwater impacts have not been fully evaluated or mitigated. CEQA provides that impacts must be studied *before* a project is approved.

Land Use

The Project area is described as a rural residential and agricultural area of French Valley. According to the EA, the immediate neighborhood consists of rural residences and farmland, and in fact a single family abuts the northern site boundary on the west. The current land use designation is Rural Residential; the current zoning is Rural Residential. The Project has potentially significant land use impacts due to conflicts with surrounding uses. These impacts are not mitigated because of the granting of a permit for the proposed use. The Project will bring a substantial number of vehicle trips, noise, and lighting effects to a rural area. This represents an adverse change to the environment within the meaning of CEQA. Further, we do not agree, as claimed by the EA, that "land use compatibility is no longer a CEQA issue" (p. 101). If the Project site were developed pursuant to the Rural Residential land use and zoning designations, these environmental effects would be much less; notably, there were would be far fewer vehicle trips.

Noise

The operational noise analysis is wholly inadequate as related to nearby and adjacent homes. The EA states that General Plan Policy N 2.3 establishes noise standards for stationary noise sources but then fails to discuss or evaluate noise levels due to the

Project at nearby residential receptors. The analysis also fails to mention Policy N 4.1 that prohibits facility-related noise received by any sensitive use from exceeding the level of 65 dBA between 7 a.m. and 10 p.m. The EA discusses operational noise only in terms of roadway noise. There is no attempt to determine whether Project noise is significant in terms of nearby receptors, because either (1) the noise levels violate the General Plan noise standards or (2) there is a substantial, permanent increase in ambient noise (*i.e.*, the adopted thresholds of significance). The EA acknowledges that nearby sensitive receptors include the "multiple single-family residences between 200 and 500 feet north of the proposed project site and approximately 350 feet west of the proposed project site."

The EA mentions that rooftop mechanical equipment would be "placed within appropriate sound enclosures or parapets" to minimize noise. But there is no attempt to quantify the noise levels of such equipment and evaluate operational noise due to the Project in relation to nearby receptors. Moreover, rooftop mechanical equipment is just one element of a school facility. The school facility can be expected to generate noise due to delivery trucks, school buses including idling of buses, car idling, other parking lot noise such as doors slamming, a public address system, and school bells *as well as* rooftop mechanical equipment. There is no attempt to quantify these noise sources and evaluate whether collectively they produce noise in excess of noise standards or other thresholds at sensitive receptors. The General Plan regulates noise so that noise is prohibited above 55 Leq daytime and 65 Lmax daytime. The Project must be evaluated in terms of these standards as to the nearby receptors and in terms of all operational noise sources.

Indeed, there is no attempt to evaluate Lmax noise levels, which are also regulated. In the context of the proposed project, the likely short-term noise events include car horns and other parking lot activities, loudspeakers/PA system, and school bells.

Furthermore, the noise analysis does not appear to disclose the existing CNEL at nearby receptors so that the reader cannot determine whether the Project will cause a measureable *increase* in existing noise conditions at these locations.

In terms of roadway noise, it does not appear that analysis was performed with respect to Flossie Way, Ruft Road or Pat Road (or any roadways east of Pourroy Road). These are all rural residential roadways. This omission must be corrected.

Nevertheless, the noise study indicates a significant impact, contrary to the EA's conclusion, as to at least Pourroy Road, Keller Road, and Ruft Road. For instance, in 2018, there is a 12.5 dbA increase in roadway noise levels on Keller Road east of Winchester. The EA fails to explain how the Project's contribution to this noise increase is a mere 0.2 dB so that impacts are less than significant. The EA dubiously notes that there are "major overall increases between existing conditions and future conditions but

these are due to ambient growth and the cumulative contributions of other projects in the area." The noise analysis does not disclose the other projects that would contribute to such a major noise increase *by year 2018*. Thus the EA indicates, at the very least, a "fair argument" of significant roadway noise impacts due to the Project.

The EA reveals that the "facades of the project buildings that would face SR-79" would experience traffic noise levels of approximately 69 dBA CNEL. We disagree that this is not a significant CEQA impact at least in terms of compatibility with the General Plan. Also, according to the EA, this failure to comply with the General Plan noise standards would "need to be addressed prior to the issue of building permits." This statement amounts to deferred analysis and mitigation, and furthermore, does not resolve the Project's conflict with the General Plan.

Construction noise is significant and unmitigated with respect to at least two nearby receptors. Case law interpreting CEQA provides that compliance with a regulatory standard such as the County's construction ordinance does not necessarily eliminate the CEQA impact.

Traffic

There is inadequate access to the Project where it relies solely on the newly created cul-de-sac street (Koon Street). There is indication that there will be an emergency access point on Highway 79 to satisfy the Fire Department who has yet to approve the PUP. Traffic and safety issues are unresolved.

The Project will generate 1,488 vehicle trips per day, and the EA indicates a significant impact at numerous intersections and roadways, yet there is no mitigation proposed for the impact. For instance, the EA concludes there are significant impacts with respect to the intersection of Pourroy Road at Pat Road and states that road improvements – *i.e.*, a traffic signal – would be necessary to address the intersection's operational deficiencies (pp. 126-127). However, based on the purported application of "signal warrant criteria" (purportedly contained in Appendix H) the EA concludes that the signal warrant criteria would not be met for any intersection under existing and 2018 scenarios. The EA references Appendix H (the traffic study) but this study (p. 41) contains the same conclusory language as the EA. There is no analysis to support the bare conclusion of the EA that no signal is warranted. There is also a reference to the 2014 California Manuel on Uniform Traffic Control Devices but that document is apparently not included with the study, and is not even referenced in the EA's "References" section. Thus there is no explanation as to how the Project was determined to be exempt from requiring the construction of a traffic signal. Indeed, during the "AM peak hour" the intersection of Pourroy Road at Pat Road (currently unsignalized) degrades from LOS D to LOS F. This meets the adopted threshold of significance for Project impacts and *mitigation is required* (p. 126). In short, the Project must be conditioned to provide the necessary traffic

improvements to mitigate significant traffic impacts. Otherwise, reliance upon a mitigated negative declaration is legally improper.

The EA also omits information such as:

- the combined impact of the proposed school with the Harvest Steam Academy located at 31600 Pat Road (at Elliot Road). *See*, EA Figure 12; *see also,* Traffic Study, Appendix E. This elementary school is causing significant traffic impacts nearby. Thus Figure 12 does not represent "closely related past, present, and reasonably foreseeable probable future projects." Nor does Figure 12 include "the Keller Crossing Specific Plan, which is just north of Keller Road and the school site" (p. 87);
- all roads north of the Project site, which is completely unrealistic. For instance, the intersections of Keller Road at Pourroy Road, and Ruft Road at Pourroy are excluded;
- a traffic scenario based on cumulative projects or growth beyond year 2018 such as 2025 or 2030. Limiting the analysis to year 2018 is simply presenting a *short-term* view of Project impacts; and
- the recommendations of the traffic study at p. 44.

Finally, it is not clear that the thresholds of significance listed at EA p. 116 are applicable to all of the roadways and intersections identified in the EA. For instance, Pat Road is a "two –lane local street." Pat Road will receive 20% of the Project's traffic according to Figure 11. Pourroy Road is a "Secondary Roadway and is currently two lanes" (p. 113). The vast majority of Project traffic is anticipated to use Pourroy Road according to the EA.

General Plan Inconsistency

In addition to unmitigated CEQA impacts, the Project may also conflict with the County's General Plan including:

- Policy N 1.3 which discourages schools or other residential uses in areas in excess of 65 CNEL
  (*see*,
  http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch07_Noise_120815.pdf?ver=2016-04-01-100805-193.);
- Policy N 1.5 stating that projects should "prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors and noise-sensitive uses of Riverside County"; and
- Policy N 1.3 specifically stating that any land use that is exposed to levels higher than 65 CNEL will require noise attenuation measures.

The EA asserts based on case law that analysis of the existing environment on the project is no longer a requirement of CEQA. Yet, here, the project before you involves school children and thus greater concerns are in play.

Conclusion

As a result of these flaws and omissions, we believe the Environmental Assessment is legally inadequate and that an EIR is required. Furthermore, we respectfully ask that you continue this item to a future hearing date to honor the desire of the community to have additional time to fully review the project.

Sincerely,

Abigail Smith

Abigail Smith, Esq.

Hildebrand, John

From: Sarabia, Elizabeth
Sent: Tuesday, August 01, 2017 4:14 PM
To: Hildebrand, John
Subject: FW: ITEM 4.1 PUP00931 TEMECULA VALLEY CHARTER SCHOOL

From: rick croy [mailto:rickcroy22@gmail.com]
Sent: Tuesday, August 01, 2017 4:02 PM
To: Ross, Larry <LROSS@RIVCO.ORG>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>; Victorian-White, Rosalee <RVICTORIA@RIVCO.ORG>
Subject: ITEM 4.1 PUP00931 TEMECULA VALLEY CHARTER SCHOOL

Mr. Ross,

We wish to express our opposition to this change in land use on these parcels for several reasons.
1. Circulation
How can this School, with a potential 600 students coming and going, be adequately serviced by one street which is a dead end Cul de sac? It doesn't seem safe, logical, or even feasible to expect this two lane road to service the need.
2. Fire
In light of the above, isn't a secondary entrance and egress REQUIRED by Fire?
3. Planning
This area is a WELL ESTABLISHED rural residential area with unpaved roads and limited access. You can expect many people flying down unimproved Pouroy Rd and Keller which is a completely unsafe condition.
4. Community outreach
While we understand that Schools may be located in any area, we find it offensive that ZERO community outreach was employed by the school's proponents.
5. Alcohol
Since the parcel south of the proposed school is future commercial/ market type area, will Alcohol sales per permitted so close to a school?
This may have legal ramifications for the County if approved

Thank you and we wish to have our letter included in the Public Record

--
Thank you
Rick and Kelly Croy

Hildebrand, John

From: Ross, Larry
Sent: Tuesday, August 01, 2017 5:23 PM
To: Hildebrand, John; Leach, Charissa; Brady, Russell
Subject: Fwd: OUR NEIGHBOR HOOD / TEMECULA VALLEY CHARTER SCHOO.

Larry Ross
Principal Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502

Begin forwarded message:

From: <theredeemed1too@gmail.com>
Date: August 1, 2017 at 4:31:07 PM PDT
To: "lross@rivco.org" <lross@rivco.org>
Subject: OUR NEIGHBOR HOOD / TEMECULA VALLEY CHARTER SCHOO.

I SHARE THE EASEMENT WITH THE ROAD THAT WILL BE USED TO GAIN INTRANCE TO THE PROPERTY . I AM APPALLED BY THE NUMBER OF LIES I WAS TOLD WHEN I ASKED SURVEYER THAT CAME OUT TO THAT PROPERTY DURING THE PAST TWO YEARS. THE COULD ANSWER NO QUESTIONS AND NOT ONCE DID ANYONE MENTION A SCHOOL.

SUCH DISRESPECT, SUCH BLANTANT DISREGARD FOR OUR NEIGHBORHOOD.

I'M SURE THAT SOMEONE JOBS DISCRIPTION IS TO CONTACT NEIGHBORING RESIDENTS WITH THE INFORMATION ABOUT CHANGES THAT DIRECTLY AFFECT HOMES IN MY AREA. A
THIS IS NOT THE WAY TO TREAT PEOPLE THAT PAY YOUR SALARY..... AND ARE LAW ABIDING CITIZENS, TAX PAYERS.

THERE IS A 48 PG REPORT ON LINE FROM THE PLANNING COMMITTEE , I WOULD LIKE TO GET A COPY OF IT.

SOMEBODY IS NOT DOING THEIR JOB.
I'D LIKE TO HAVE OUTREACH WITH THE COUNTY TO EXPLAIN THINGS PROPERLY.
PERHAPS THE LOCAL NEWS PAPER COULD ASK MORE DEFINITE QUESTIONS AS TO WHY "CONDITIONS OF APPROVAL" IS ALREADY BEEN MADE AVAILABLE TO THE PUBLIC AND WE THE NEIGHBORHOOD FOLKS HAVE BEEN GIVEN A MARE 10 DAYS TO SUBMITT TO YOUR RULING,.

WHAT ABOUT BUFFERS FOR PROPERTY OWNERS THAT ARE DIRECTLY AFFECTED???
WE HAVE ANIMALS, CARS WILL MOST LIKELY BE PARKED IN FRONT OF MY HOME,

WHAT ABOUT SIGNAL AND SAFETY IMPROVEMENTS. WILL BUSES US POURROY RD FOR ARRIVAL AND PICKUP, IF THE ANSWER IS NO, THAT'S A LIE BECAUSE BUSES USE POURROY RD NOW FOR THE MAGNA SCHOOL, I HAVE REPORTED SERVERAL BUSES FOR SPEEDING WITH KIDS ON THE BUS. 70 MILES PER HR

ANY STUDIES ON THE ADDED NOISE TO OUR COMMUNITY??

AIR QUALITY, DRAINAGE ISSUES,, ANY KIND OF TRAFFIC CONTROL /PARKING ON POURROY AND KELLER ROAD????

I'M SURE THESE ARE ALL QUESTION WE WOULD HAVE BEEN ABLE TO ASK HAD WE BEEN GIVEN THE PROPER NOTIFICATION.
I'VE PRAYED ABOUT THE SITUATION AND I'VE ASKED MY GOD TO INTERVINE ON THE PLANS OF THE WICKED IN THIS SITUATION,.

I BELIEVE A CONTINUANCE WILL BE ALLOWED.....

WE WERE A;LL BLESSED BY GOD TO LIVE THIS RURAL LIFESTYLE,. WE ARE NOT OPPOSED TO PROGRESS.

BUT TO BE TREATED LIKE LESS THAT HUMAN BY OUR OWN COUNTRY IS SIMPLE NOT ACCEPTABLE.
THIS IS THE UNITED STATES OF AMERICA.
NOT SOME FOREIGN COUNTRY THAT WALKS ON ITS CITIZENS, FOR THE ALMIGHTY $$$$$$$$$.

NOT TO MENTION INCREASE IN CRIME,
WHAT ABOUT PEOPLE THAT RIDE THEIR HORSES DAILY, KIDS THAT KNOW NOTHING ABOUT NATURE ARE PRETTY CRUEL,
WHY A "LOT MERGER" AND NOT A "LOT LINE ADJUSTMENT""""

WHAT ABOUT REGULATIONS REGARDING DAYS AND HOURS OF USE RELATIVE TO NOISE, LIGHTING TRAFFIC PARKING ETC.

I HAVE FARM ANIMALS, I WELCOME THE WALL TO BLOCK OFF VISION OF MY PROPERTY, IN ORDER TO KEEP KIDS FROM THROWING THINGS OVER ONTO MY PROPERTY.

WHEN YOU DON'T DO THINGS RIGHT TO BEGIN WITH THIS IS WHAT YOU GET.....
I WAS NOT CREATED TO WORRY, I WAS NOT CREATED TO FEAR, THEREFORE I'VE TURNED IT TOTALLY OVER TO MY GOD. HE'S ALREADY WORKED IT OUT.

SINCERELY
RITA FLENOID.
34220 POURROY RD
WINCHESTER, CA 92596

Sent from Mail for Windows 10

Letters received after the August 2, 2017 Planning Commission Hearing

Planning Commission

Riverside County Planning Department

Attention Larry Ross

lross@rivco.org

Post Office Box 1409,

Riverside, California 92502-1409

RE: Temecula Valley Charter School

PUP00931

Dear Commissioners;

I am writing to express my concerns and objections to the proposed Public Use Permit Application and the County of Riverside approval of the Temecula Valley Charter School referenced above.

TRAFFIC CIRCULATION AND ACCESS PROBLEMS AND GRIDLOCK

The neighborhood in which the Charter School project is located is a long established residential neighborhood with a limited but presently barely adequate street system. However, the streets in the neighborhood are not paved and are already a limitation on the safety of the neighborhood because they are not paved. Previous development in the neighborhood and the surrounding area are taxing the roads and making the roads less adequate and less safe.

The construction of the nearby Harvest Hill Steam Academy in 2015 on Pat Road at the intersection of Elliot has increased traffic dramatically over Pat Road, Pourroy Road from Pat Road where it intersects with Abelia Street and the Abelia Street intersection with Winchester Road (hereinafter Highway 79). Harvest Hill Steam Academy was not, according to the Riverside County Transportation Department, reviewed and approved by the Planning

Department or the Planning Commission of Riverside County. Harvest Hill Steam Academy and the impacts associated thereby was not included in the traffic study or the Conditions for Approval for the Temecula Valley Charter School PUP00931. This is an obvious error and is a ground for my objection to this project, PUP00931.

The Harvest Hill Steam Academy is also a poorly planned project and is within close distance to PUP00931. Google Maps indicates that the two address are a mile apart but the new access to the PUP00931 from the new intersection of the new Koon Street and Pourroy Road and the Harvest Hill Steam Academy is much less , .6 of a mile according to Google Maps and much less as the crow flies or in actual distance.

In the traffic study of 00931 prepared by Placeworks and reviewed by the County Planning Department improvements to address the new demands caused by 00931, Placeworks recommended substantial improvements to the roads serving the site from the South of the site. The Planning Department has not recommended or conditioned that all the recommended improvements be required for Approval. This is very misguided and I object to the lack of incorporation of the specific and detailed improvements recommended by Placeworks and ignored by the County to the roads serving the above referenced project from the South. These two Schools will share Pat Road, a section of Pourroy Road, the intersection of Abelia and Highway 79 and Ruft Road. Ruft Road is an unimproved dirt road which connects Pourroy Road and Elliot Road.

There is a misconception incorporated in the Traffic Study, the Planning and the Conditions for Approval and the Staff Report and Recommendation for Approval for PUP00931. That misconception is that no person travelling to the Temecula Valley Charter School will come from the North. All the planners are aware of this misconception because they evaluated the Northern access when they studied the Northern intersection of Highway 79 and Keller Road which was recently improved and signalized in 2015.

The mistakes made in the development of the Harvest Hill Steam Academy are informative about the development of PUP 00931 and many of the same mistakes and ill-conceived plans are being duplicated.

In both projects there is an irresponsible neglect of the rural neighborhoods to the North of the school sites and it is reasonable to expect the same negative impacts found in the case of the existing Harvest Hills Steam Academy (hereinafter HHSA). In the case of HHSA the school, incredibly is bounded on three sides by rural dirt roads and has bounded by only one paved road, Pat Road. The predictable result is that the many persons travelling to HHSA are completely congesting Elliot Road to the South of the school and Pat Road in front of the

school. There have been occasions where large school buses with children aboard have travelled on the dirt roads, (specifically on Elliot Road to the North) and have become stuck up to the axle during the heavy rains last winter and had to be evacuated and removed with heavy towing equipment. There are regularly cars and vehicles travelling to the school down Keller Road and Elliot from the North of HHSA and travelling too fast for the conditions and, in the rainy weather, severely rutting and disordering the dirt roads.

PUP00931 suffers from this same defective sort of planning. The access to the school which,abuts Highway 79, is from a present dirt road, Pourroy , and an eighteen hundred foot new road, Koon Street, which will be constructed over property not owned by the developers of PUP 00931 but instead dedicated by the developers of a failed commercial project to the South of the PUP00931. The improvements off the site and off present private property are too little to support the burdens which will be imposed on the neighborhood. The PUP00931 site will be approached from the South, according to the planners. This would envision the traffic and students arriving on Highway 79 and Pourroy to access Koon Street or arriving via Pat Road and Pourroy Road. But the proponents and the Planning Department anticipate 600 trips for each cycle at the PUP00931 and clearly this volume will force and encourage some persons to travel the extra .4 of a mile to the next intersection, Keller Road and Highway 79. There will obviously be chaotic congestion and traffic circulation problems.

There are a long list of other problems with this project and basis upon which I object. They are;

1. INAPPROPRIATENESS OF THE SCHOOL SITE PER THE CALIFORNIA DEPARTMENT OF EDUCATION SCHOOL SITE SELECTION AND APPOVAL GUIDE.

2. HIGHWAY 79 POLICY AREA, HIGHWAY 79 AS AN EXPRESSWAY, INADEQUACNY OF HIGHWAY 79 TO SUPPORT THE PROPOSED 00931 AND OTHER PROJECTS ALREADY APPROVED NEAR AND CONTIGUOUS TO 00931. CALTRANS NEEDS TO BE CONSULTED ON THE IMPACT OF PROJECTS ON THE HIGHWAY 79 EXPRESSWAY CONCEPT AND THE EXPRESSWAYS ABILITY TO REDUCE GRIDLOCK IN LIGHT OF THE PROPOSED DEVELOPMENT.
3. LACK OF STUDY OF APPROVED AND IMPLIED PROJECTS USING KOON STREET WEST OF HIGHWAY 79.

4. THE LACK OF CLARITY ABOUT WHETHER AN EMERGENCY FIRE ACCESS WILL BE ALLOWED ON HIGHWAY 79, THE IMPROVEMENTS TO 79 IF ALLOWED, THE IMPACT OF SUCH AN ACCESS TO THE HIGHWAY 79 OBJECTIVIES.
5. BUFFERING BETWEEN THE EXISTING NEIGHBORHOOD AND 00931-NOISE CONCERNS, AIR QUALITY CONCERNS
6. THE SAFETY OF CHILDREN WALKING TO THE PROPOSED 00931 SCHOOL SITE AND THE LACK OF WALLS OR RESTRAINTS TO PREVENT PEDESTRIANS FROM TRYING TO RUN ACROSS HIGHWAY 79 TO GAIN ACCESS TO THE SCHOOL
7. FIRE AND SAFETY ACCESS TO THE SITE OF 00931 AND THE PROPOSED HIGHWAY 79 EMERGENCY FIRE ACCESS UTILIZING A PREEXISTING PAVED DRIVEWAY AT 34155 WINCHESTER ROAD.
8. THE INADEQUACY OF THE FLOOD WATER OR STORM WATER PLAN FOR 00931 AND THE PREEXISTING FLOOD WATER PROBLEM IN THE NEIGHBORHOOD EXACERBATED BY THE RECENT EXPANSION AND DEVELOPMENT OF HIGHWAY 79.

THE AREA HAS A SERIOUS FLOOD WATER/STORM WATER PROBLEM. PRESENTLY WATER IS COLLECTING AND LAKEING ON BOTH SIDES OF HIGHWAY 79 AT THE 00931 SITE. THE TRANSPORTATION DEPARTMENT HAS NO EFFECTIVE WAY TO CONTROL THE FLOW OF WATER INTO THE NEARBY REGIONAL WATER SHED SYSTEM WHICH IS ITSELF OVERBURDENED. THE STATE AGENCIES SHOULD BE CONSULTED REGARDING THIS PROJECT AND PROPER PERMITS AND REVIEW REQUESTED AND REQUIRED.

THE FOLLOWING AGENCIES AND THEIR EXPERTISE RELATIVE TO THIS PROJECT SHOULD BE SOUGHT,

CAL TRANS DISTRIT 8 IN SAN BERNADINO

THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

THE SAN DIEGO REGIONAL WATER CONTROL DISTRICT AND THE SANTA MARGARITA

For all the reasons cited above I object to PUP00931 and also to the cursory planning and to the lack of notice and out reach to the community in the evaluation of this project and also for a litany of other reasons which will be expressed by the community at hearing and in writing.

Dennis F. Tuffin

Agenda Item No.: 4.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Larry Ross
Planning Commission: August 2, 2017

Public Use Permit No. 931
Environmental Assessment No. 42963
Applicant: 34155 Winchester Rd, LLC
Engineer/Representative: PlaceWorks

Charissa Leach P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION:

Public Use Permit No. 931 proposes the construction and operation of a charter school serving 600 students for kindergarten through 8th grade. Total building area is approximately 45,000 square feet. An existing single family home and garage will remain onsite.

PROJECT LOCATION:

Northwest of Highway 79, east of Pourroy Road, and south of Keller Road

BACKGROUND:

The Temecula Valley Charter School was founded in 1994, under the name Temecula Learning Center. The school has been operating at its current location, 35755 Abelia Street, in French Valley for many years. The current charter school site is owned by the Temecula Valley School District, and because of operational needs of the Temecula Valley School District asked the Temecula Valley Charter School to relocate. The proposed Public Use Permit No. 931 is for the relocation of the existing school, staff and students.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Rural: Rural Residential (RR)
2. Surrounding General Plan Land Use (Ex. #5):	Rural: Rural Residential (R:RR) to the north and west, and Community Development: Commercial Retail (CD:CR) to the south and east.
3. Existing Zoning (Ex. #2):	Rural Residential (R-R)
4. Surrounding Zoning (Ex. #2):	Rural Residential (R-R) to the north and west, General Commercial (C-1/C-P) to the south, and Specific Plan to the east.
5. Existing Land Use (Ex. #1):	Single Family Residential
6. Surrounding Land Use (Ex. #1):	Single Family Residential to the north, east and west, vacant to the south.
7. Project Data:	Total Acreage: 14.59

8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42963**, 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 PUBLIC USE PERMIT NO. 931, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural: Rural Residential (R:RR) on the Southwest Area Plan.

2. The proposed use, a charter school is consistent with the Rural: Rural Residential (RR) designation. The RR designation allows for governmental uses, the charter school is a governmental use.

3. The project site is within the Highway 79 Policy Area of the Southwest Area Plan. The Highway 79 Policy Area requires a 9 percent reduction from the midpoint of the density range for a given General Plan designation for residential land division. Since the proposed project is not a residential subdivision, it is not subject to the Highway 79 Policy area requirements.

4. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) to the north and west, and Community Development: Commercial Retail (CD:CR) to the south and east..

5. The zoning for the subject site is Rural Residential (R-R).

6. The proposed use, a charter school, is consistent with the development standards set forth in the Rural Residential (R-R) zone:

   "One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance."

   The tallest building in the project is 28 feet in height, therefore the project does not exceed the height requirement of the zone.

   "Lot Area. One-half acre, with a minimum average width of 80 feet, including the area to the center of adjacent streets, shall be the minimum size of any lot except as follows:
   (i) Public utilities, 20,000 square feet with a minimum average lot width and depth of 100 feet."

   The project currently has two lots, but the project is conditioned to be merged into one lot. The current lot sizes of each lot is approximately 7 acres, thus exceeding the half acre requirement.

The first lot currently has a width of 513 feet. The second lot has a width of 300 feet that expands to 767 feet in width, giving it an average width of 533.5 feet. Both lots in their current configuration meet minimum average 80 foot lot width, and with the parcel merger the new lot will have an average lot width of 944.5 feet which also meets the required minimum average 80 foot lot width.

"Automobile storage space shall be provided as required by Section 18.12. of this ordinance."

Under section 18.12, elementary schools are required to be parked at "Whichever is greater: 1 space/classroom, OR 1 space/3 seats in the auditorium or multi-purpose room. " The project has a multipurpose room with 290 seats, which when divided by 3 as stated above, the required parking would be 97 parking spaces. The project has provided 98 parking spaces.

7. Pursuant to Section 18.29 of Ordinance No. 348, the proposed charter school is permitted in the Rural Residential (R-R) zone with an approved public use permit. Section 18.29 provides that that educational institutions may be permitted in any zoning classification provided a public use permit is granted.

8. Pursuant to Section 18.29d of Ordinance No. 348, "A public use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community"

   The proposed school has been designed to insure the safety of both the children that attend the school as well as the public at large. The school meets Fire code requirements and the Transportation requirements for such a facility. In addition, a school meets the needs of the community by providing schooling to the children that reside in the Temecula Valley School District. The charter school further assists the School District in its mission to educate the children located in the district by taking pressure off of the district's limited resources and giving the community at large a choice as to an alternate form of education within the district.

9. In accordance with Section 18.12 of Ordinance No. 348 the required parking for this facility is 93 parking spaces. The proposed charter school will include 96 parking spaces.

10. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north and west, General Commercial (C-1/C-P) to the south, and Specific Plan to the east.

11. Single family residential uses have been constructed and are operating in the project vicinity.

12. The project site is located within the City of Murrieta sphere of influence and as such a copy of the project was transmitted to the City of Murrieta. As of writing of this staff report, no response has been received from the City of Murrieta.

13. This project is located within Criteria Area 5275 of the Western Riverside County Multiple Species Habitat Conservation Plan. The project went through the HANS process and the project was transmitted to Joint Project Review on June 20, 2017 by the Regional Conservation Authority. Conservation within this Cell will range from 10%-20% of the Cell focusing in the southern portion of the Cell. The project site, however, is located in the northwestern part of the Cell. Further, the proposed Constrained Linkage 8 is located approximately 1,400 feet south of the project site. The land between the project site and the linkage is in agricultural use and is crossed by SR-79. The proposed project would not impact the assembly or wildlife movement function of Constrained

Linkage 18. As a result, the project is not required to provide land for conservation and it fulfills the requirements of Criteria Cell 5275 and Constrained Linkage 18.

14. The project is located within the Stephens Kangaroo Rat Fee Area or Core Reserve Area. The project has been conditioned (60.PLANNING.11) that prior to the issuance of a grading permit, the applicant shall comply with the provisions of the Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

15. Notifications about this project were sent to the Native American tribes that requested to be noticed pursuant to AB 52. These include the Pechanga Band of Luiseno Indians, Soboba Band of Luiseño Indians, Ramona Band of Cahuilla Indians, Colorado River Indian Tribes and the Rincon Band of Luiseño Indians. Requests for consultation were received from Pechanga and Soboba. The remaining tribes did not request consultation on this project. Pechanga and Soboba did not identify any Tribal Cultural Resources in the project area. Pechanga and Soboba expressed concern that subsurface resources may be present and requested that a tribal monitor be present during grading activities(60.PLANNING 3). Consultation was concluded with both Pechanga and Soboba on April 19, 2017.

16. Environmental Assessment No. 42963 identified the following potentially significant impacts:

    a. Cultural Resources
    b. Geology/Soils

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

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is compatible with the present and future logical development of the area.

5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site **is not** located within:
    a. A 100-year flood plain, an area drainage plan, or dam inundation area;

b. California Gnatcatcher, Quino Checkerspot Butterfly habitat;
c. A high fire area; or
d. Recreation and Parks District boundary.

3. The project site **is** located within:
   a. The city of Murrieta sphere of influence;
   b. The Stephens Kangaroo Rat Fee Area; and
   c. A low liquefaction potential area;

4. The subject site is currently designated as Assessor's Parcel Numbers 476-010-013 and 476-010-059.

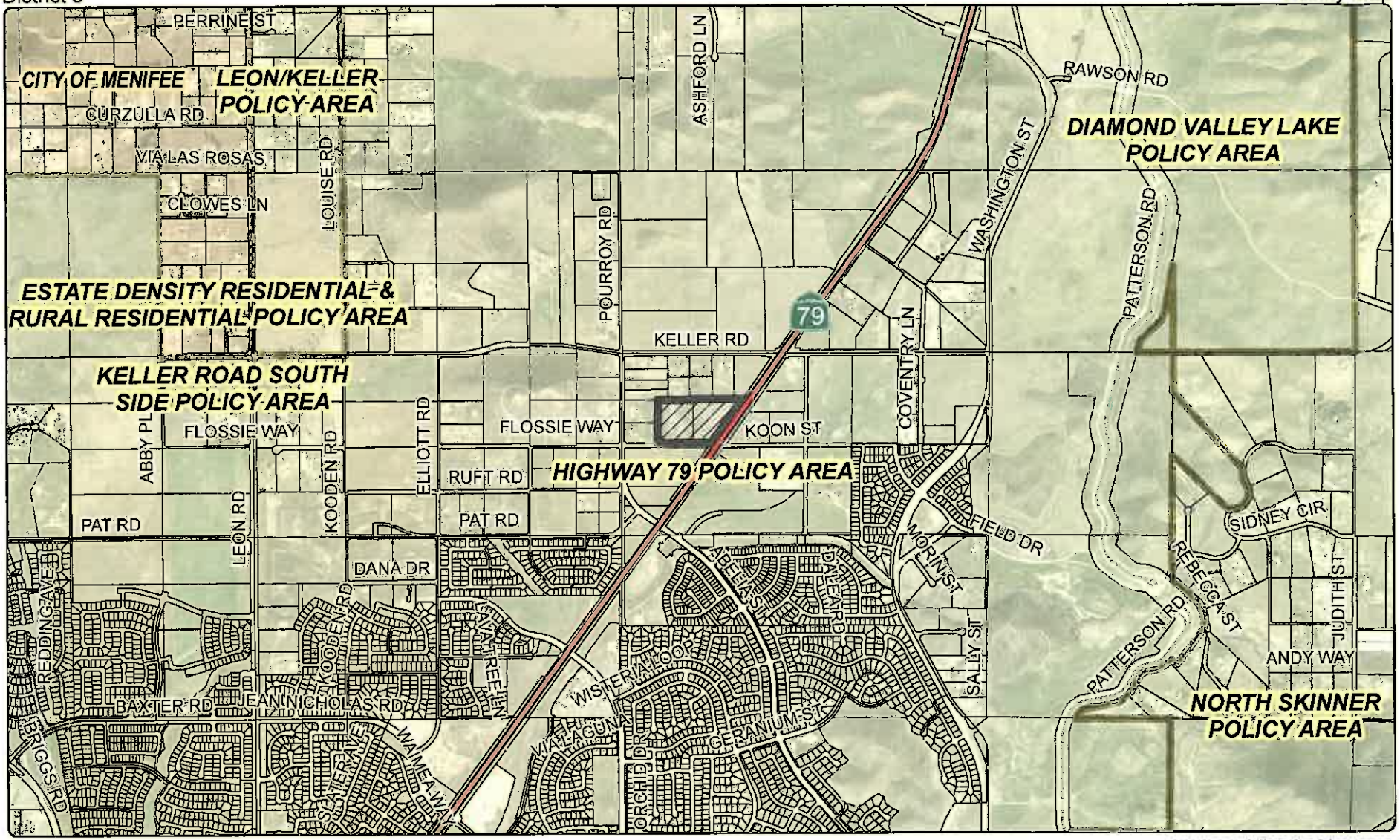
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00931

VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 05/03/2017
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

N

0 1,000 2,000 4,000
Feet

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.rctlma.org

RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00931

LAND USE

Supervisor: Washington
District 3

Date Drawn: 05/03/2017
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen

N

0 300 600 1,200
Feet

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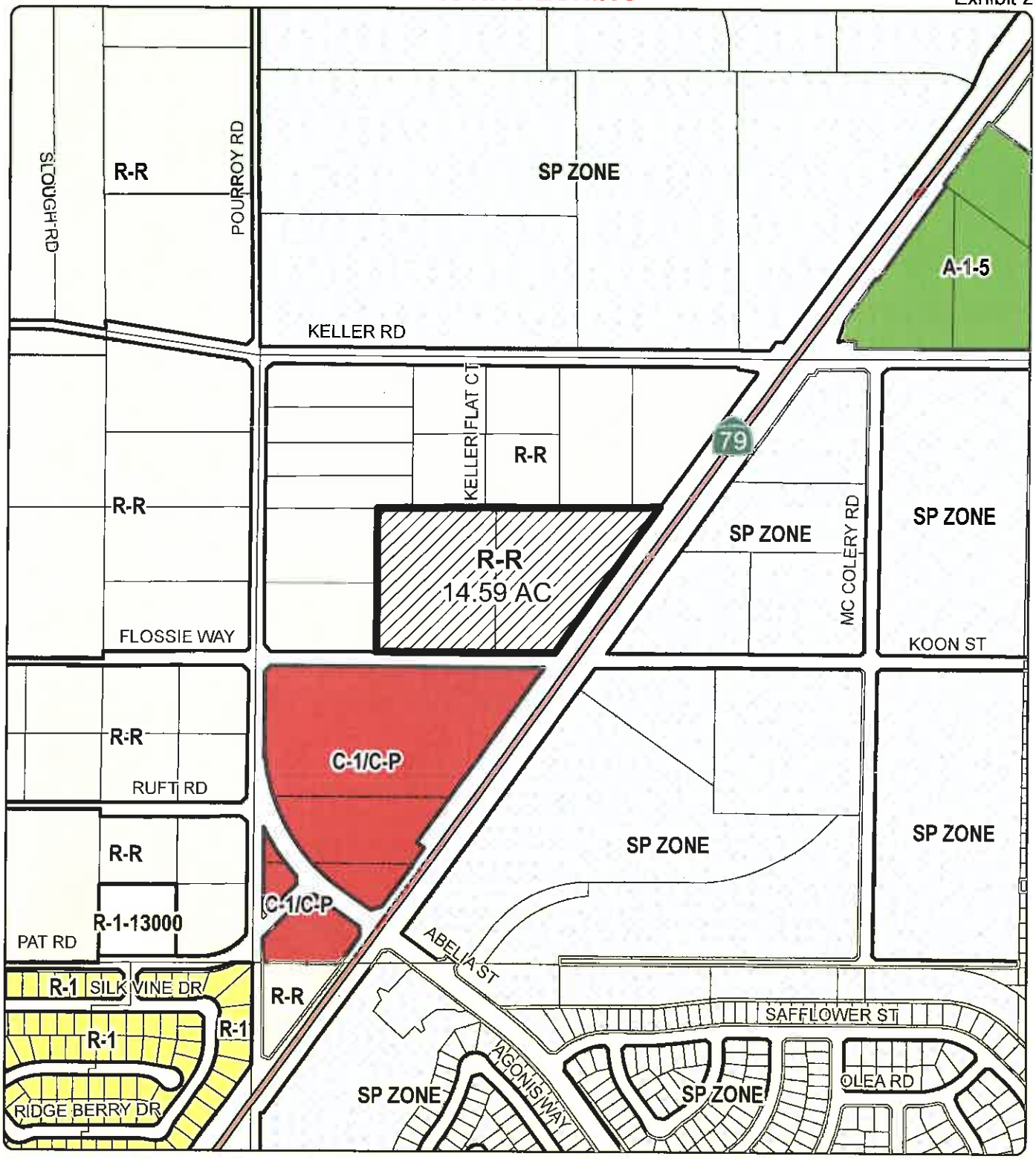
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00931

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 05/03/2017
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen

N

0 300 600 1,200
Feet

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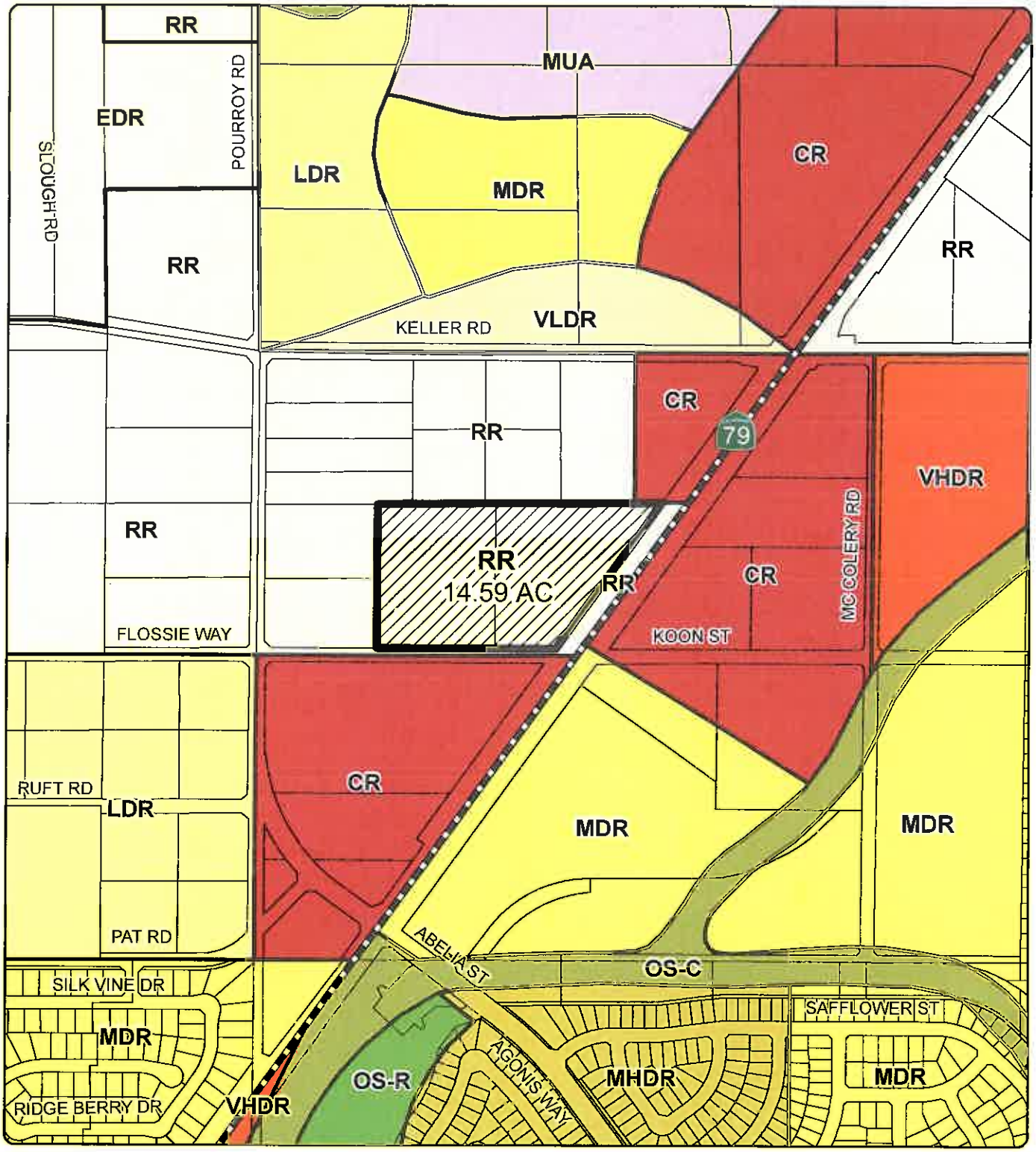
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00931

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 05/03/2017
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen

N

0 300 600 1,200
Feet

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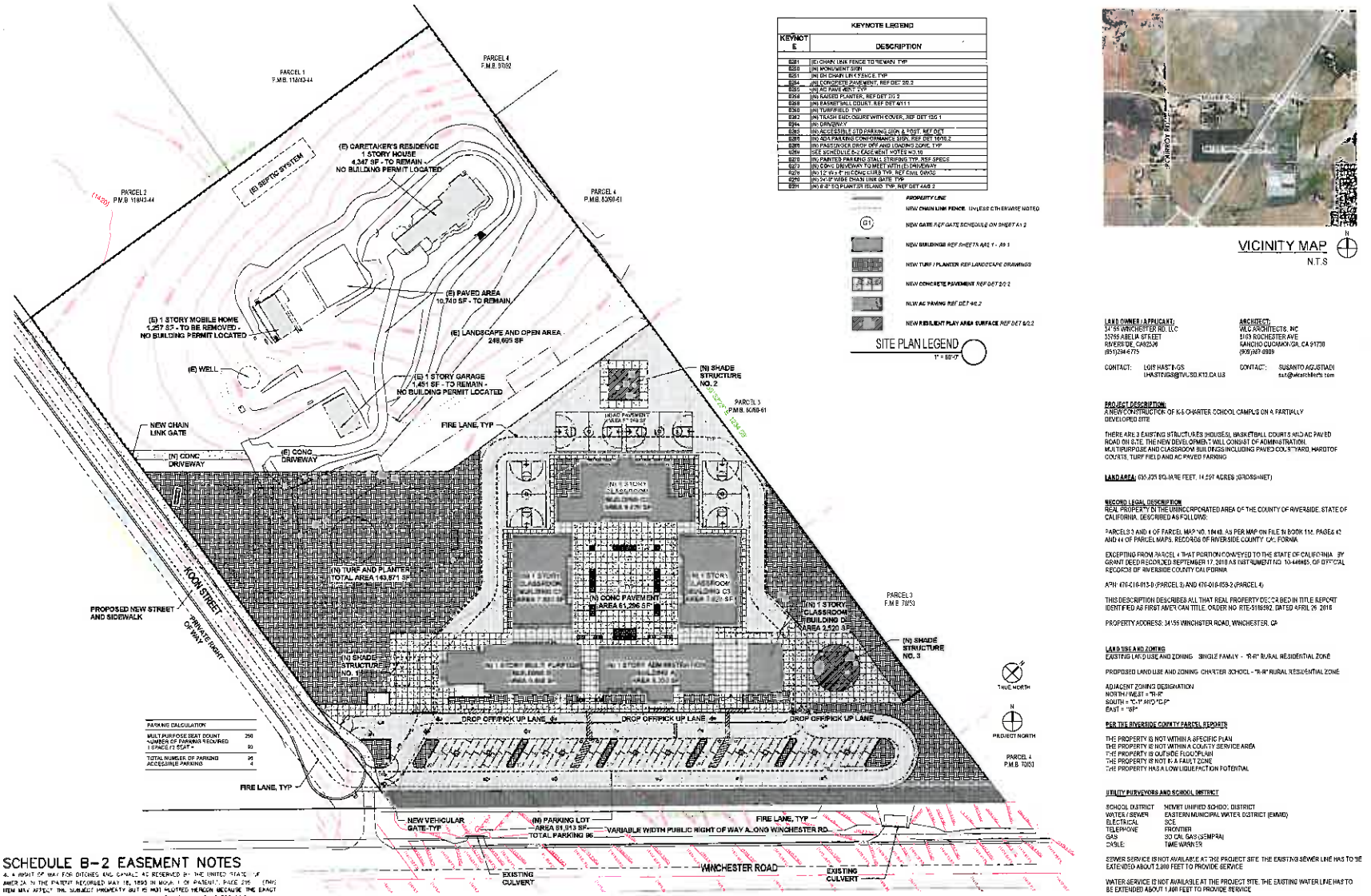


SCHEDULE B-2 EASEMENT NOTES

4. A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED MAY 18, 1893 IN BOOK 11 OF PATENTS, PAGE 295. (THIS ITEM MAY AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON BECAUSE THE EXACT LOCATION OF SAID ITEM CANNOT BE DETERMINED FROM THE DOCUMENT OF RECORD.)

5. THE EFFECT OF AN ENVIRONMENTAL CONSTRAINT NOTE AFFECTING SAID MAP ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 4 PAGE(S) 13th. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

6. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM WINCHESTER ROAD, HAVE BEEN DEDICATED OR RELINQUISHED ON THE PLOT MAP. (THIS ITEM IS NOT PLOTTED HEREON AND DOES / IT AFFECT THE SUBJECT PROPERTY.)

7. AN AGENCY AGREEMENT DATED MARCH 29, 1979 BY AND BETWEEN KAISER REALTY AND RANCHO CALIFORNIA WATER DISTRICT WHEREIN IT IS AGREED THAT SAID DISTRICT IS DESIGNATED AS EXCLUSIVE AGENT FOR THE EXTRATERRITORIAL DIVERSION, STORAGE, CLEANING AND DISTRIBUTION OF ALL LOCAL WATER, RECORDED MAY 7, 1979 AS INSTRUMENT NO. 82330 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

8. NO ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM HIGHWAY 79 HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED SEPTEMBER 17, 2010 AS INSTRUMENT NO. 10-446965 OF OFFICIAL RECORDS. (THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.)

9. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CERTAIN FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED NOVEMBER 17, 2010 AS INSTRUMENT NO. 10-446965 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

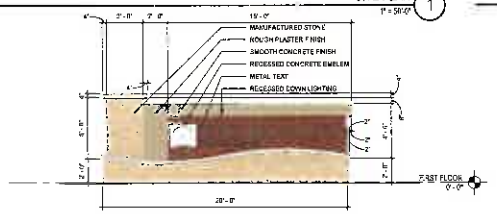
AREA AND DENSITY TABLE				
TOTAL LOT SIZE			835,634 SF	100%
NEW BUILDINGS AREA		44,906 SF		
ADMINISTRATION	8,550 SF			
CLASSROOM	27,156 SF			
MULTIPURPOSE	9,488 SF			
NEW CONCRETE PAVEMENT AREA		61,296 SF		
NEW AC PAVEMENT (PLAY AREA)		57,266 SF		
NEW AC PAVEMENT (PARKING)		81,913 SF		
NEW TURF / LANDCAPE AREA		143,371 SF		
EXISTING BUILDINGS AREA		7,055 SF		
EXISTING PAVED AREA		10,740 SF		
EXISTING LANDSCAPED / OPEN AREA		249,605 SF		
TOTAL HARDSCAPE (NEW AND EXISTING)			191,315 SF	23%
TOTAL PARKING AREA			81,913 SF	10%
TOTAL LANDSCAPE / OPEN AREA (NEW AND EXISTING)			392,988 SF	82%
TOTAL BUILDINGS AREA (NEW AND EXISTING)			52,651 SF	6%

KEYNOTE LEGEND	
KEYNOTE #	DESCRIPTION
0201	(E) CHAIN LINK FENCE TO REMAIN, TYP
0350	(N) MONUMENT SIGN
0351	(N) 6ft CHAIN LINK FENCE, TYP
0354	(N) CONCRETE PAVEMENT, REF DET. 2/C.2
0355	(N) AC PAVEMENT, TYP
0356	(N) RAISED PLANTER, REF DET 2/C.2
0358	(N) BASKETBALL COURT, REF DET 4/11.1
0360	(N) TURF FIELD, TYP
0362	(N) TRASH ENCLOSURE WITH COVER, REF DET 15/C.1
0364	(N) DRIVEWAY
0365	(N) ACCESSIBLE STD PARKING SIGN & POST, REF DET
0366	(N) ADA PARKING CONFORMANCE SIGN, REF DET 16/A.2
0369	(N) PASSENGER DROP OFF AND LOADING ZONE, TYP
0369	SEE SCHEDULE B-2 EASEMENT NOTES #3,10
0370	(N) PAINTED PARKING STALL STRIPING TYP, REF SPECS
0372	(N) CONC DRIVEWAY TO MEET WITH (E) DRIVEWAY
0376	(N) 12" W x 6" H CONC CURB TYP, REF Civil DWGS
0200	(N) 24'-0" WIDE CHAIN LINK GATE TYP
0201	(N) 8'-0" SQ PLANTER ISLAND TYP, REF DET 4/A8.2

PROPERTY LINE
NEW CHAIN LINK FENCE, UNLESS OTHERWISE NOTED
G1 NEW GATE REF GATE SCHEDULE ON SHEET A1.2
NEW BUILDINGS REF SHEETS A2.1 - A3.1
NEW TURF / PLANTER REF LANDSCAPE DRAWINGS
NEW CONCRETE PAVEMENT REF DET 2/C.2
NEW AC PAVING REF DET 4/C.2
NEW RESILIENT PLAY AREA SURFACE REF DET 6/C.2

SITE PLAN LEGEND
1" = 60'-0"

SITE PLAN 1
1" = 50'-0"



MONUMENT SIGN 2
1/4" = 1'-0"

VICINITY MAP
N.T.S

LAND OWNER / APPLICANT:
34155 WINCHESTER RD, LLC
35765 ABELIA STREET
RIVERSIDE, CA92536
(951)294-6775

CONTACT: LOIS HASTINGS
LHASTINGS@TVUSD.K12.CA.US

ARCHITECT:
WLC ARCHITECTS, INC
8163 ROCHESTER AVE
RANCHO CUCAMONGA, CA 91730
(909)987-0909

CONTACT: SUSANTO AGUSTIAN
sus@wlcarchitects.com

PROJECT DESCRIPTION:
A NEW CONSTRUCTION OF K-8 CHARTER SCHOOL CAMPUS ON A PARTIALLY DEVELOPED SITE

THERE ARE 3 EXISTING STRUCTURES (HOUSES), BASKETBALL COURT & MID AC PAVED ROAD ON S.I.E. THE NEW DEVELOPMENT WILL CONSIST OF ADMINISTRATION, MULTIPURPOSE AND CLASSROOM BUILDINGS INCLUDING PAVED COURTYARD, HARDTOP COURTS, TURF FIELD AND AC PAVED PARKING

LAND AREA: 835,634 SQ.FEET, 19.297 ACRES (GROSS/NET)

RECORD LEGAL DESCRIPTION
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 3 AND 4 OF PARCEL MAP NO. 18448, AS PER MAP ON FILE IN BOOK 118, PAGES 43 AND 44 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

EXCEPTING FROM PARCEL 4 THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY GRANT DEED RECORDED SEPTEMBER 17, 2010 AS INSTRUMENT NO. 10-446965, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

APN: 476-010-013-0 (PARCEL 3) AND 476-010-059-2 (PARCEL 4)

THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS FIRST AMERICAN TITLE, ORDER NO. RTE-5186592, DATED APRIL 26, 2016

PROPERTY ADDRESS: 34155 WINCHESTER ROAD, WINCHESTER, CA

LAND USE AND ZONING
EXISTING LAND USE AND ZONING: SINGLE FAMILY - "R-R" RURAL RESIDENTIAL ZONE

PROPOSED LAND USE AND ZONING: CHARTER SCHOOL - "R-R" RURAL RESIDENTIAL ZONE

ADJACENT ZONING DESIGNATION
NORTH / WEST = "R-R"
SOUTH = "C-P" AND "O-P"
EAST = "R-R"

PER THE RIVERSIDE COUNTY PARCEL REPORTS

THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN
THE PROPERTY IS NOT WITHIN A COUNTY SERVICE AREA
THE PROPERTY IS OUTSIDE FLOOD PLAIN
THE PROPERTY IS NOT IN A FAULT ZONE
THE PROPERTY HAS A LOW LIQUEFACTION POTENTIAL

UTILITY PURVEYORS AND SCHOOL DISTRICT

SCHOOL DISTRICT	MENIFEE UNIFIED SCHOOL DISTRICT
WATER / SEWER	EASTERN MUNICIPAL WATER DISTRICT (EMWD)
ELECTRICAL	SCE
TELEPHONE	FRONTIER
GAS	SO CAL GAS (SEMPRA)
CABLE:	TIME WARNER

SEWER SERVICE IS NOT AVAILABLE AT THE PROJECT SITE. THE EXISTING SEWER LINE HAS TO BE EXTENDED ABOUT 2,000 FEET TO PROVIDE SERVICE

WATER SERVICE IS NOT AVAILABLE AT THE PROJECT SITE. THE EXISTING WATER LINE HAS TO BE EXTENDED ABOUT 1,500 FEET TO PROVIDE SERVICE

SITE PLAN LEGEND
1" = 60'-0"

ARCHITECTS
WLC
CLIENT FOCUSED • PASSION DRIVEN
SOUTHERN CALIFORNIA
8163 ROCHESTER AVENUE, SUITE 100
RANCHO CUCAMONGA
CALIFORNIA 91730-0729
TEL. 909-987-0909
www.wlcarchitects.com

EXHIBIT A

PUBLIC USE PERMIT
NEW K8 CAMPUS
TEMECULA VALLEY CHARTER SCHOOL
34155 WINCHESTER ROAD, WINCHESTER, CA

PUP 00931

CONSULTANT

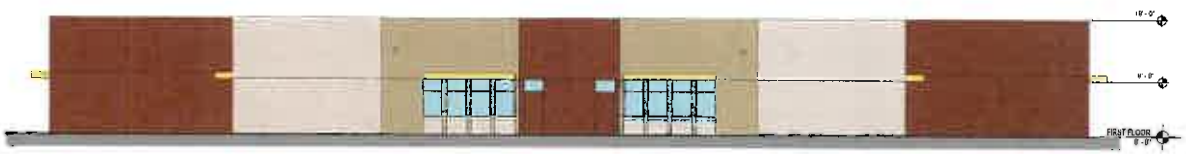
NO	DATE	BY	DESCRIPTION
1			REVISIONS

DRAWN: SA | CHECKED: SPD
DATE: 06/21/16 | SCALE: As indicated
PROJECT NUMBER: 1615-00

SITE PLAN

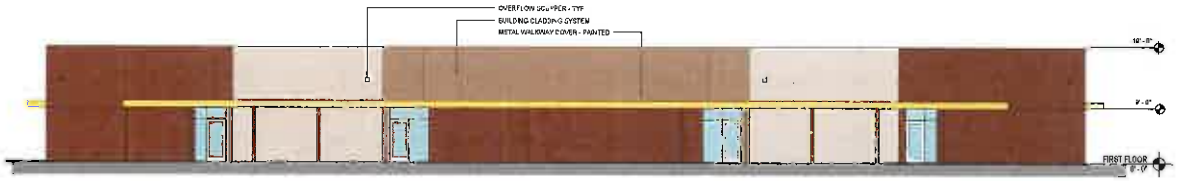
DRAWING NUMBER: PA1.1

REFER TO DETAIL 3/- FOR TYPICAL NOTES



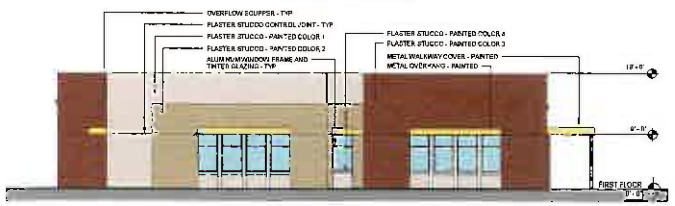
CLASSROOM BUILDING C2 - NORTH ELEVATION 1

REFER TO DETAIL 3/- FOR TYPICAL NOTES



CLASSROOM BUILDING C2 - SOUTH ELEVATION 2

REFER TO DETAIL 3/- FOR TYPICAL NOTES



CLASSROOM BUILDING C2 - WEST ELEVATION 3

REFER TO DETAIL 3/- FOR TYPICAL NOTES



CLASSROOM BUILDING C2 - EAST ELEVATION 4

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EXHIBIT B4

PUBLIC USE PERMIT
NEW K8 CAMPUS
TEMECULA VALLEY CHARTER SCHOOL
34155 WINCHESTER ROAD, WINCHESTER CA

PUP 00931

NO	DATE	BY	DESCRIPTION
			REVISIONS

DRAWN: Author	CHECKED: Checker
DATE: 09/09/16	SCALE: 1/8" = 1'-0"
PROJECT NUMBER: 1615100	

BUILDING C2 ELEVATIONS

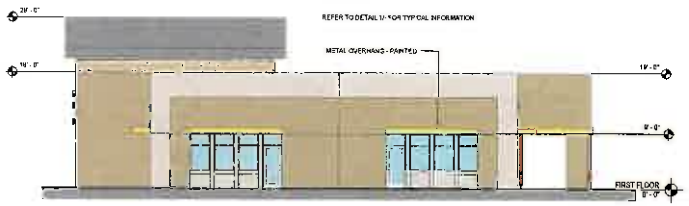
DRAWING NUMBER: **PAC5.2**



ADMINISTRATION BUILDING - NORTH ELEVATION 1



ADMINISTRATION BUILDING - SOUTH ELEVATION 2



ADMINISTRATION BUILDING - EAST ELEVATION 3



ADMINISTRATINO BUILDING - WEST ELEVATION 4

ARCHITECTS WLC
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www.wlcarchitects.com

EXHIBIT B1

PUBLIC USE PERMIT
NEW K8 CAMPUS
TEMECULA VALLEY CHARTER SCHOOL
34155 WINCHESTER ROAD, WINCHESTER CA

PUP 00931

CONSULTANT

COMMENT LEGEND

NO	DATE	BY	DESCRIPTION
			REVISIONS

DRAWN: Author	CHECKED: Checker
DATE: 09/09/16	SCALE: 1/8" = 1'-0"
PROJECT NUMBER: 1615100	

BUILDING A ELEVATIONS

DRAWING NUMBER: **PAA5.1**



MULTIPURPOSE BUILDING - NORTH ELEVATION (1)
1/8" = 1'-0"



MULTIPURPOSE BUILDING - SOUTH ELEVATION (2)
1/8" = 1'-0"



MULTIPURPOSE BUILDING - EAST ELEVATION (3)
1/8" = 1'-0"



MULTIPURPOSE BUILDING - WEST ELEVATION (4)
1/8" = 1'-0"

WLC ARCHITECTS
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EXHIBIT B2

PUBLIC USE PERMIT
NEW K8 CAMPUS
TEMECULA VALLEY CHARTER SCHOOL
34155 WINCHESTER ROAD, WINCHESTER CA

PUP 00931

CONSULTANT

NO	DATE	BY	DESCRIPTION
1			REVISIONS

DRAWN: Author	CHECKED: Checker
DATE: 08/09/16	SCALE: 1/8" = 1'-0"
PROJECT NUMBER:	1615100

BUILDING B ELEVATIONS

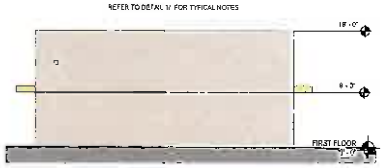
DRAWING NUMBER: **PAB5.1**



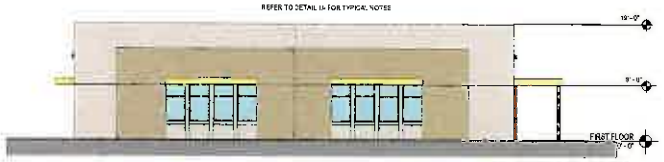
KINDERGARTEN CLASSROOM BUILDING
- NORTH ELEVATION (5)



CLASSROOM BUILDINGS C1 - NORTH & C3 - SOUTH
ELEVATION (1)



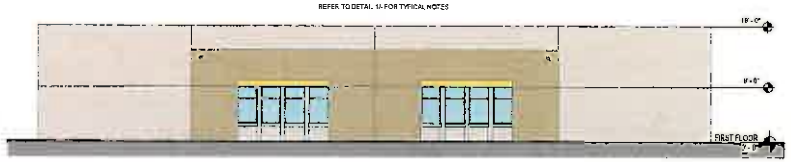
KINDERGARTEN CLASSROOM BUILDING
- SOUTH ELEVATION (6)



CLASSROOM BUILDINGS C1 - SOUTH & C3 - NORTH
ELEVATION (2)



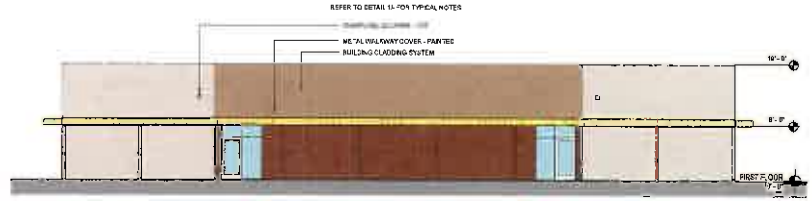
KINDERGARTEN CLASSROOM BUILDING
- EAST ELEVATION (7)



CLASSROOM BUILDINGS C1 & C3 - EAST ELEVATION (3)



KINDERGARTEN CLASSROOM BUILDING
- WEST ELEVATION (8)



CLASSROOM BUILDINGS C1 & C3 - WEST ELEVATION (4)

ARCHITECTS
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www.wlcarchitects.com

EXHIBIT B3

PUBLIC USE PERMIT
NEW K8 CAMPUS
TEMECULA VALLEY CHARTER SCHOOL
34155 WINCHESTER ROAD, WINCHESTER CA

PUP 00931

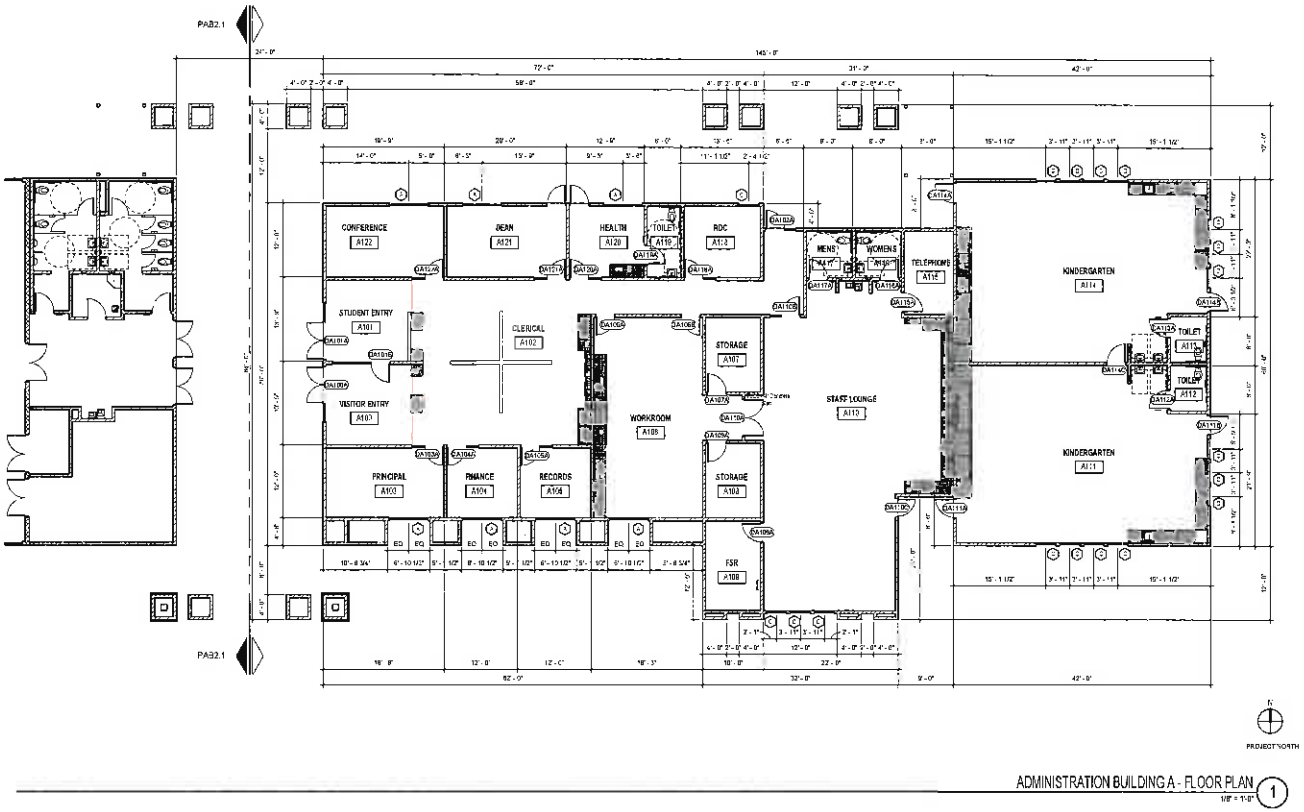
CONSULTANT

NO	DATE	BY	DESCRIPTION
			REVISIONS

DRAWN: Author	CHECKED: Checker
DATE: 09/09/16	SCALE: 1/8" = 1'-0"
PROJECT NUMBER: 1615100	

BUILDINGS C1, C3 AND D ELEVATIONS

DRAWING NUMBER: **PAC5.1**



ADMINISTRATION BUILDING A - FLOOR PLAN 1

1/8" = 1'-0"

PROJECT NORTH



VICINITY MAP

N.T.S

LAND OWNER / APPLICANT:
24155 WINCHESTER RD, LLC
25765 ARBELA STREET
RIVERSIDE, CA92588
(951)294-6775

CONTACT: LOIS HASTINGS
LHASTINGS@TVUSD.K12.CA.US

ARCHITECT:
WLC ARCHITECTS, INC
8160 ROCHESTER AVE
RANCHO CUCAMONGA, CA 91730
(909)987-0909

CONTACT: SUSANTO AGUSTIADI
san@wlcarchitects.com

PROJECT DESCRIPTION:
A NEW CONSTRUCTION OF K-8 CHARTER SCHOOL CAMPUS ON A PARTIALLY DEVELOPED SITE

THERE ARE 3 EXISTING STRUCTURES (HOUSES), BASKETBALL COURTS AND AC PAVED ROAD ON SITE. THE NEW DEVELOPMENT WILL CONSIST OF ADMINISTRATION, MULTIPURPOSE AND CLASSROOM BUILDINGS INCLUDING PAVED COURTYARD, HARDTOP COURTS, TURF FIELD AND AC PAVED PARKING

LAND AREA: 635,635 SQUARE FEET 14.597 ACRES (GROSS=NET)

RECORD LEGAL DESCRIPTION
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 3 AND 4 OF PARCEL MAP NO. 10448, AS PER MAP ON FILE IN BOOK 115, PAGES 43 AND 44 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING FROM PARCEL 4 THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY GRANT DEED RECORDED SEPTEMBER 17, 2015 AS INSTRUMENT NO. 10446865, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 476-010-013-3 (PARCEL 3) AND 476-010-059-2 (PARCEL 4)

THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS FIRST AMERICAN TITLE, ORDER NO. RTE-5161882, DATED APRIL 26, 2016

PROPERTY ADDRESS: 24155 WINCHESTER ROAD, WINCHESTER, CA

LAND USE AND ZONING
EXISTING LAND USE AND ZONING: SINGLE FAMILY - "R-R" RURAL RESIDENTIAL ZONE

PROPOSED LAND USE AND ZONING: CHARTER SCHOOL - "R-R" RURAL RESIDENTIAL ZONE

ADJACENT ZONING DESIGNATION
NORTH / WEST = "R-R"
SOUTH = "C-1" AND "C-P"
EAST = "SP"

PER THE RIVERSIDE COUNTY PARCEL REPORTS

THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN
THE PROPERTY IS NOT WITHIN A COUNTY SERVICE AREA
THE PROPERTY IS OUTSIDE FLOOD PLAIN
THE PROPERTY IS NOT IN A FAULT ZONE
THE PROPERTY HAS A LOW LIQUEFACTION POTENTIAL

UTILITY PURVEYORS AND SCHOOL DISTRICT

SCHOOL DISTRICT:	HEMET UNIFIED SCHOOL DISTRICT
WATER / SEWER	EASTERN MUNICIPAL WATER DISTRICT (EMWD)
ELECTRICAL	SCE
TELEPHONE:	FRONTIER
GAS	SO CAL GAS (SEMPRA)
CABLE:	TIME WARNER

SEWER SERVICE IS NOT AVAILABLE AT THE PROJECT SITE. THE EXISTING SEWER LINE HAS TO BE EXTENDED ABOUT 2,800 FEET TO PROVIDE SERVICE

WATER SERVICE IS NOT AVAILABLE AT THE PROJECT SITE. THE EXISTING WATER LINE HAS TO BE EXTENDED ABOUT 1,300 FEET TO PROVIDE SERVICE

WLC ARCHITECTS
CLIENT FOCUSED • PASSION DRIVEN

SOUTHERN CALIFORNIA
8160 ROCHESTER AVENUE, SUITE 100
RANCHO CUCAMONGA
CALIFORNIA 91730-0729

TEL: 909-987-0909
www.wlcarchitects.com

EXHIBIT C1

PUBLIC USE PERMIT
NEW K8 CAMPUS
TEMECULA VALLEY CHARTER SCHOOL
34155 WINCHESTER ROAD, WINCHESTER CA

PUP 00931

CONSULTANT

NO	DATE	BY	DESCRIPTION
A			REVISIONS

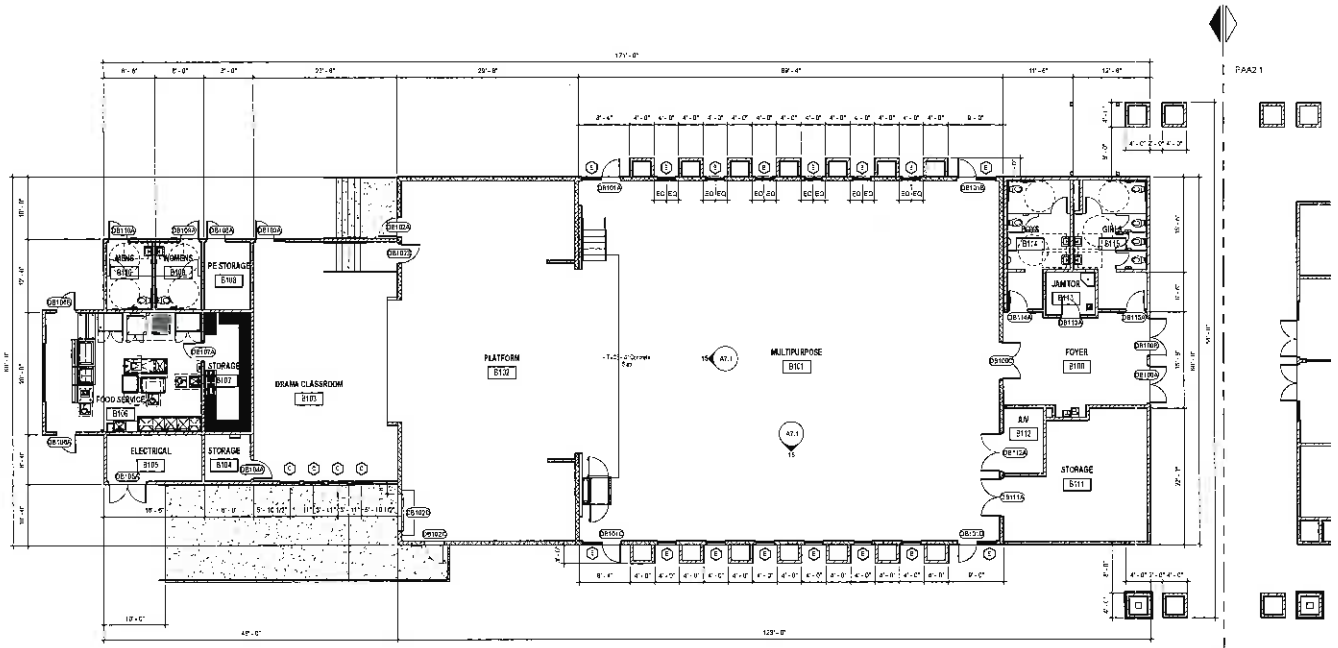
DRAWN: Author	CHECKED: Checker
DATE: 09/08/16	SCALE: As indicated
PROJECT NUMBER:	1610100

BUILDING A FLOOR PLAN

DRAWING NUMBER: **PAA2.1**



VICINITY MAP
N.T.S



MULTIPURPOSE BUILDING B - FLOOR PLAN 1
1/8" = 1'-0"

LAND OWNER / APPLICANT:
34155 WINCHESTER RD, LLC
29765 ABELIA STREET
RIVERSIDE CA92506
(951)684-0775

CONTACT LOIS HASTINGS
LHASTINGS@TVUSD.K12.CA.US

ARCHITECT:
WLC ARCHITECTS, INC
8163 ROCHESTER AVE.
RANCHO CUCAMONGA, CA 91730
(909)987-0909

CONTACT SURANTO AGUSTIAD
san@wlcarchitects.com

PROJECT DESCRIPTION:
A NEW CONSTRUCTION OF K-8 CHARTER SCHOOL CAMPUS ON A PARTIALLY DEVELOPED SITE.

THERE ARE 3 EXISTING STRUCTURES (HOUSES), BASKETBALL COURTS AND AC PAVED ROAD ON SITE. THE NEW DEVELOPMENT WILL CONSIST OF ADMINISTRATION MULTIPURPOSE AND CLASSROOM BUILDINGS INCLUDING PAVED COURTYARD; HARDTOP COURTS TURF FIELD AND AC PAVED PARKING.

LAND AREA: 635,535 SQUARE FEET, 14.597 ACRES (GROSS/NET)

RECORD LEGAL DESCRIPTION
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS

PARCELS 3 AND 4 OF PARCEL MAP NO 19448, AS PER MAP ON FILE IN BOOK 113, PAGES 43 AND 44 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

EXCEPTING FROM PARCEL 4 THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA , BY GRANT DEED RECORDED SEPTEMBER 17, 2010 AS INSTRUMENT NO. 10-446865, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 476-010-013-0 (PARCEL 3) AND 476-010-059-2 (PARCEL 4)

THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS FIRST AMERICAN TITLE ORDER NO. RTE-6165542, DATED APRIL 26, 2016

PROPERTY ADDRESS: 34155 WINCHESTER ROAD, WINCHESTER, CA

LAND USE AND ZONING
EXISTING LAND USE AND ZONING: SINGLE FAMILY - "R-R" RURAL RESIDENTIAL ZONE

PROPOSED LAND USE AND ZONING: CHARTER SCHOOL - "R-R" RURAL RESIDENTIAL ZONE

ADJACENT ZONING DESIGNATION:
NORTH, WEST = "R-R"
SOUTH = "C-1" AND "C-P"
EAST = "OP"

PER THE RIVERSIDE COUNTY PARCEL REPORTS

THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN
THE PROPERTY IS NOT WITHIN A COUNTY SERVICE AREA
THE PROPERTY IS OUTSIDE FLOODPLAIN
THE PROPERTY IS NOT IN A FAULT ZONE
THE PROPERTY HAS A LOW LIQUEFACTION POTENTIAL

UTILITY PURVEYORS AND SCHOOL DISTRICT

SCHOOL DISTRICT:	HEMET UNIFIED SCHOOL DISTRICT
WATER / SEWER:	EASTERN MUNICIPAL WATER DISTRICT (EMWD)
ELECTRICAL:	SCE
TELEPHONE	FRONTIER
GAS:	SO CAL GAS (SEMPRA)
CABLE	TIME WARNER

SEWER SERVICE IS NOT AVAILABLE AT THE PROJECT SITE. THE EXISTING SEWER LINE HAS TO BE EXTENDED ABOUT 2,600 FEET TO PROVIDE SERVICE

WATER SERVICE IS NOT AVAILABLE AT THE PROJECT SITE. THE EXISTING WATER LINE HAS TO BE EXTENDED ABOUT 1,600 FEET TO PROVIDE SERVICE

ARCHITECTS
WLC
CLIENT FOCUSED • PASSION DRIVEN
SOUTHERN CALIFORNIA
8163 ROCHESTER AVENUE, SUITE 100
RANCHO CUCAMONGA
CALIFORNIA 91730-0728
TEL: 909-987-0909
ws_w.wlcarchitects.com

EXHIBIT C2

PUBLIC USE PERMIT
NEW K8 CAMPUS
TEMECULA VALLEY CHARTER SCHOOL
34155 WINCHESTER ROAD, WINCHESTER CA

PUP 00931

REGISTERED ARCHITECT
JAMES P. CONN
C-13951
STATE OF CALIFORNIA

CONSULTANT

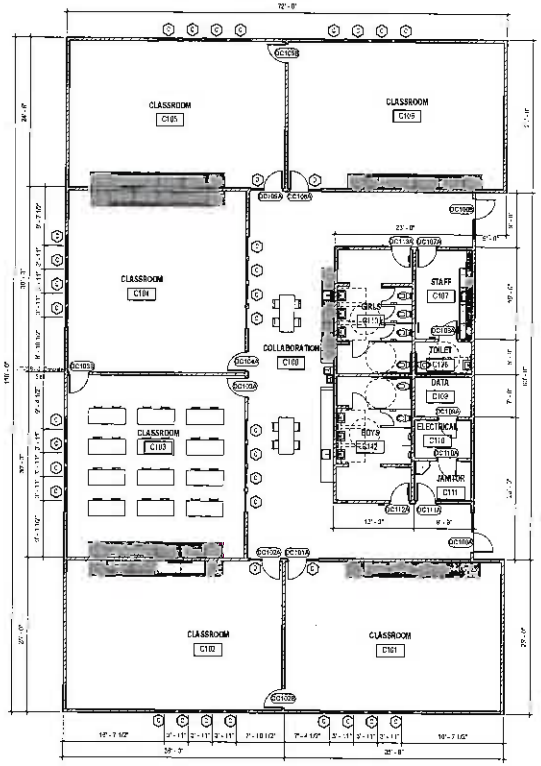
COMMENT LEGEND

NO	DATE	BY	DESCRIPTION
			REVISIONS

DRAWN: Author	CHECKED: Checker
DATE: 08/08/16	SCALE: As indicated
PROJECT NUMBER: 1615100	

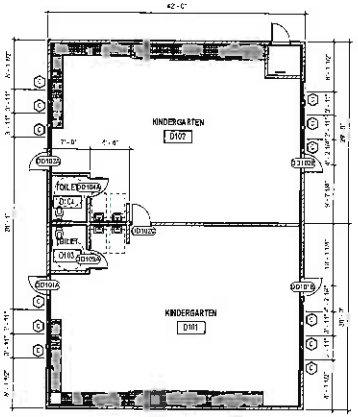
BUILDING B FLOOR PLAN

DRAWING NUMBER: **PAB2.1**



CLASSROOM BUILDINGS C1 & C3 - FLOOR PLANS (1)

1/8" = 1'-0"



KINDERGARTEN CLASSROOM BUILDING D - FLOOR PLAN (2)

1/8" = 1'-0"



LAND OWNER / APPLICANT:
34155 WINCHESTER RD, LLC
39755 ABELIA STREET
RIVERSIDE, CA92599
(951)284-8775

CONTACT: LOIS HASTINGS
LHASTINGS@TVUSD.K12.CA.US

ARCHITECT:
WLC ARCHITECTS, INC
8181 ROCHESTER AVE
RANCHO CUCAMONGA, CA 91730
(909)987-0909

CONTACT: SUSAN TO AGUSTIADI
sat@wlcarchitects.com

PROJECT DESCRIPTION:
A NEW CONSTRUCTION OF K-8 CHARTER SCHOOL CAMPUS ON A PARTIALLY DEVELOPED SITE.

THERE ARE 3 EXISTING STRUCTURES (HOUSES), BASKETBALL COURTS AND AC PAVED ROAD ON SITE. THE NEW DEVELOPMENT WILL CONSIST OF ADMINISTRATION/ MULTIPURPOSE AND CLASSROOM BUILDINGS INCLUDING PAVED COURTYARD, HARDTOP COURTS, TURF FIELD AND AC PAVED PARKING.

LAND AREA: 635,836 SQUARE FEET 14.597 ACRES (GROSS=NET)

RECORD LEGAL DESCRIPTION
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 3 AND 4 OF PARCEL MAP NO. 19441, AS PER MAP ON FILE IN BOOK 118, PAGES 43 AND 44, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

EXCEPTING FROM PARCEL 4 THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY GRANT DEED RECORDED SEPTEMBER 17, 2010 AS INSTRUMENT NO. 10-446365, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA

APN: 476-010-013-0 (PARCEL 3) AND 476-010-059-2 (PARCEL 4)

THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS FIRST AMERICAN TITLE, ORDER NO. RTE-6199562, DATED APRIL 26, 2016

PROPERTY ADDRESS: 34155 WINCHESTER ROAD, WINCHESTER, CA

LAND USE AND ZONING
EXISTING LAND USE AND ZONING: SINGLE FAMILY - "R-R" RURAL RESIDENTIAL ZONE

PROPOSED LAND USE AND ZONING: CHARTER SCHOOL - "R-R" RURAL RESIDENTIAL ZONE

ADJACENT ZONING DESIGNATION
NORTH, WEST = "R-R"
SOUTH = "C-1" AND "C-P"
EAST = "SP"

PER THE RIVERSIDE COUNTY PARCEL REPORTS

THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN
THE PROPERTY IS NOT WITHIN A COUNTY SERVICE AREA
THE PROPERTY IS OUTSIDE FLOODPLAIN
THE PROPERTY IS NOT IN A FAULT ZONE
THE PROPERTY HAS A LOW LIQUEFACTION POTENTIAL

UTILITY PURVEYORS AND SCHOOL DISTRICT

SCHOOL DISTRICT:	HEMET UNIFIED SCHOOL DISTRICT
WATER / SEWER:	EASTERN MUNICIPAL WATER DISTRICT (EMWD)
ELECTRICAL:	SCE
TELEPHONE:	FRONTIER
GAS:	SO CAL GAS (SEMPRA)
CABLE:	TIME WARNER

SEWER SERVICE IS NOT AVAILABLE AT THE PROJECT SITE. THE EXISTING SEWER LINE HAS TO BE EXTENDED ABOUT 3,800 FEET TO PROVIDE SERVICE.

WATER SERVICE IS NOT AVAILABLE AT THE PROJECT SITE. THE EXISTING WATER LINE HAS TO BE EXTENDED ABOUT 1,500 FEET TO PROVIDE SERVICE

WLC ARCHITECTS
CLIENT FOCUSED • PASSION DRIVEN
SOUTHERN CALIFORNIA
8181 ROCHESTER AVENUE, SUITE 100
RANCHO CUCAMONGA
CALIFORNIA 91730-0720
TEL 909-987-0909
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EXHIBIT C3

PUBLIC USE PERMIT
NEW K8 CAMPUS
TEMECULA VALLEY CHARTER SCHOOL
34155 WINCHESTER ROAD, WINCHESTER CA

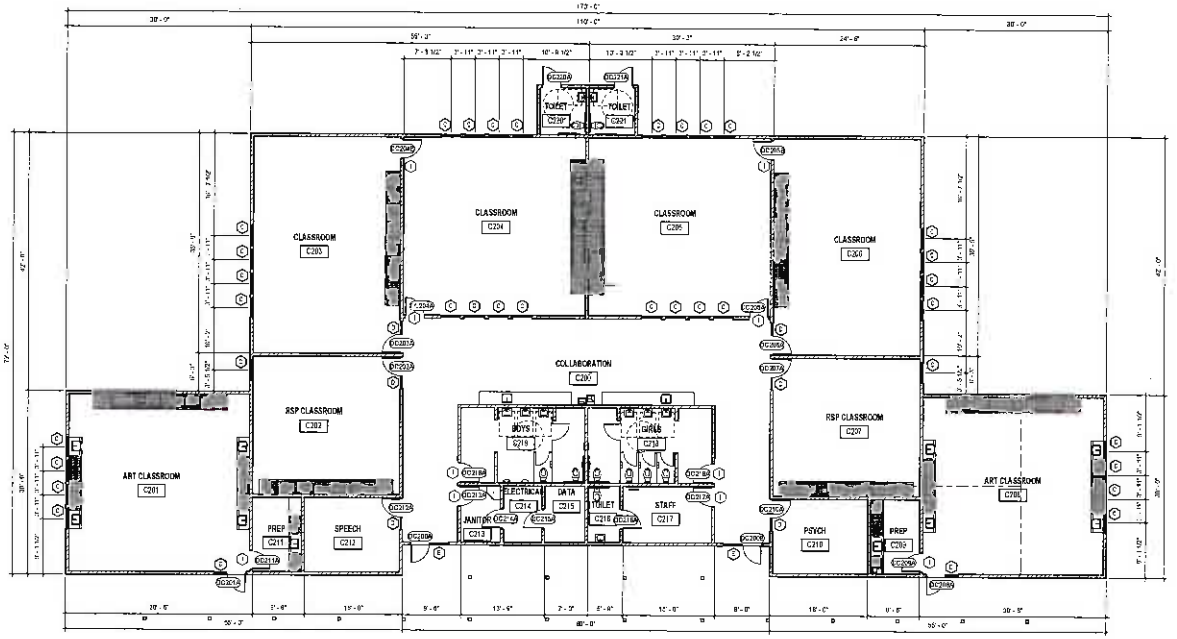
PUP 00931

NO	DATE	BY	DESCRIPTION
			REVISIONS

DRAWN: Author	CHECKED: Checker
DATE: 09/06/19	SCALE: As indicated
PROJECT NUMBER:	1615100

BUILDINGS C1, C2 AND D FLOOR PLANS

DRAWING NUMBER: **PAC2.1**



CLASSROOM BUILDING C2 - FLOOR PLAN 1

1/8" = 1'-0"



VICINITY MAP

N.T.S

LAND OWNER / APPLICANT:
34155 WINCHESTER RD, LLC
12249 ABELIA STREET
RIVERS DE, CA92596
(951)234-6775

CONTACT: LOIS HASTINGS
LHASTINGS@TVUSD K12.CA.US

ARCHITECT:
WLC ARCHITECTS, INC
8363 ROCHESTER AVE.
RANCHO CUCAMONGA, CA 91730
(909)987-0909

CONTACT: SUSANTO AGUSTINO
san@wlcarchitects.com

PROJECT DESCRIPTION:
A NEW CONSTRUCTION OF K-8 CHARTER SCHOOL CAMPUS ON A PARTIALLY DEVELOPED SITE

THERE ARE 3 EXISTING STRUCTURES (HOUSES), BASKETBALL COURTS AND AC PAVED ROAD ON SITE. THE NEW DEVELOPMENT WILL CONSIST OF ADMINISTRATION, MULTIPURPOSE AND CLASSROOM BUILDINGS INCLUDING PAVED COURTYARD, HARDTOP COURTS, TURF FIELD AND AC PAVED PARKING.

LAND AREA: 631,936 SQUARE FEET, 14.507 ACRES (GROSS-NET)

RECORD LEGAL DESCRIPTION
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 3 AND 4 OF PARCEL MAP NO. 19446, AS PER MAP ON FILE IN BOOK 119, PAGES 43 AND 44 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING FROM PARCEL 4 THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY GRANT DEED RECORDED SEPTEMBER 17, 2010 AS INSTRUMENT NO. 10-446685, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA

APN: 476-010-013-3 (PARCEL 3) AND 476-010-059-2 (PARCEL 4)

THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS FIRST AMERICAN TITLE, ORDER NO. RTE-5169582, DATED APRIL 26, 2016

PROPERTY ADDRESS: 34155 WINCHESTER ROAD, WINCHESTER, CA

LAND USE AND ZONING
EXISTING LAND USE AND ZONING: SINGLE FAMILY - "R-R" RURAL RESIDENTIAL ZONE

PROPOSED LAND USE AND ZONING: CHARTER SCHOOL - "R-R" RURAL RESIDENTIAL ZONE

ADJACENT ZONING DESIGNATION:
NORTH / WEST = "R-R"
SOUTH = "C-1" AND "C-P"
EAST = "SP"

PER THE RIVERSIDE COUNTY PARCEL REPORTS

THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN
THE PROPERTY IS NOT WITHIN A COUNTY SERVICE AREA
THE PROPERTY IS OUTSIDE FLOOD PLAIN
THE PROPERTY IS NOT IN A FAULT ZONE
THE PROPERTY HAS A LOW LIQUEFACTION POTENTIAL

UTILITY PURVEYORS AND SCHOOL DISTRICT

SCHOOL DISTRICT:	HEMET UNIFIED SCHOOL DISTRICT
WATER / SEWER	EASTERN MUNICIPAL WATER DISTRICT (EMWD)
ELECTRICAL:	SCE
TELEPHONE	FRONTIER
GAS:	SO CAL GAS (SEMPRA)
CABLE:	TIME WARNER

SEWER SERVICE IS NOT AVAILABLE AT THE PROJECT SITE. THE EXISTING SEWER LINE HAS TO BE EXTENDED ABOUT 2,600 FEET TO PROVIDE SERVICE

WATER SERVICE IS NOT AVAILABLE AT THE PROJECT SITE. THE EXISTING WATER LINE HAS TO BE EXTENDED ABOUT 1,600 FEET TO PROVIDE SERVICE

ARCHITECTS
WLC
CLIENT FOCUSED • PASSION DRIVEN

SOUTHERN CALIFORNIA
8363 ROCHESTER AVENUE, SUITE 100
RANCHO CUCAMONGA
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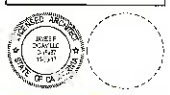
TEL 909-987-0909
www.wlcarchitects.com

PUBLIC USE PERMIT
NEW K8 CAMPUS
TEMECULA VALLEY CHARTER SCHOOL
34155 WINCHESTER ROAD, WINCHESTER CA

PUP 00931





CONSULTANT

COMMENT LEGEND

NO	DATE	BY	DESCRIPTION
			REVISIONS

DRAWN: Author	CHECKED: Checker
DATE: 12/09/16	SCALE: As indicated
PROJECT NUMBER: 1615100	

BUILDING C2 FLOOR PLAN

DRAWING NUMBER: **PAC2.2**

SEE PS5.1 - GROUND LEVEL SITE PHOTOS FOR EACH BUILDING LOCATION


(E) GARAGE NORTHEST


(E) GARAGE SOUTH


(E) GARAGE NORTHWEST


(E) MOBILE HOME NORTH - TO BE REMOVED


(E) MOBILE HOME NORTHEAST - TO BE REMOVED


(E) MOBILE HOME SOUTHEAST - TO BE REMOVED


(E) HOUSE EAST


(E) HOUSE NORTHEAST


(E) HOUSE NORTHWEST


(E) HOUSE SOUTHEAST


(E) HOUSE SOUTHWEST

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8165 ROCHESTER AVENUE, SUITE 100
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EXHIBIT B5

PUBLIC USE PERMIT
NEW K8 CAMPUS
TEMECULA VALLEY CHARTER SCHOOL
34155 WINCHESTER ROAD, WINCHESTER CA

PUP 00931

CONSULTANT

NO	DATE	BY	DESCRIPTION
			REVISIONS

DRAWN: Author	CHECKED: Checker
DATE: 10/30/16	SCALE:
PROJECT NUMBER:	1615100

EXISTING BUILDINGS

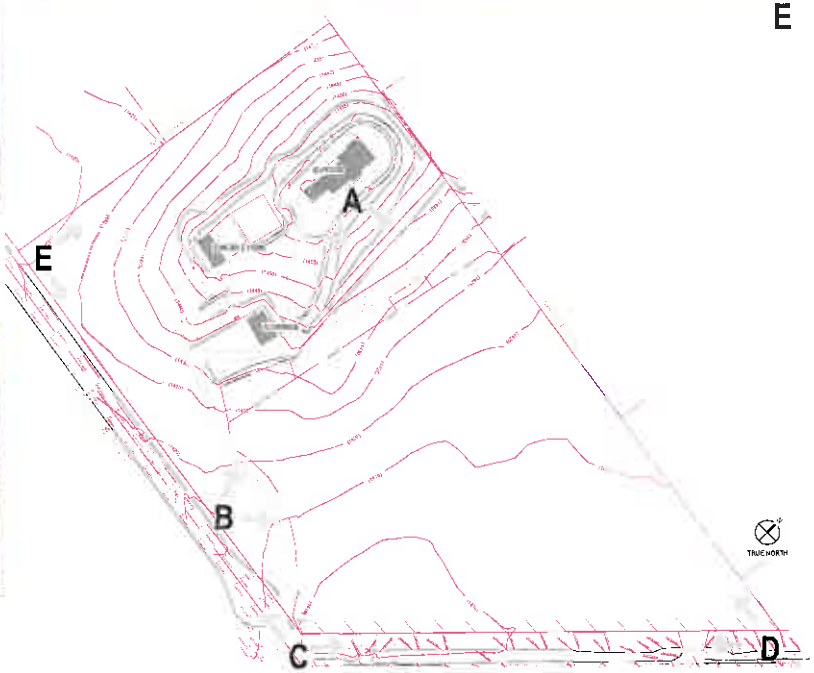
DRAWING NUMBER: **PE5.1**



A



E





B



C



D

ARCHITECTS

WLC

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EXHIBIT D

PUBLIC USE PERMIT
NEW K8 CAMPUS
TEMECULA VALLEY CHARTER SCHOOL
34155 WINCHESTER ROAD, WINCHESTER CA

PUP 00931

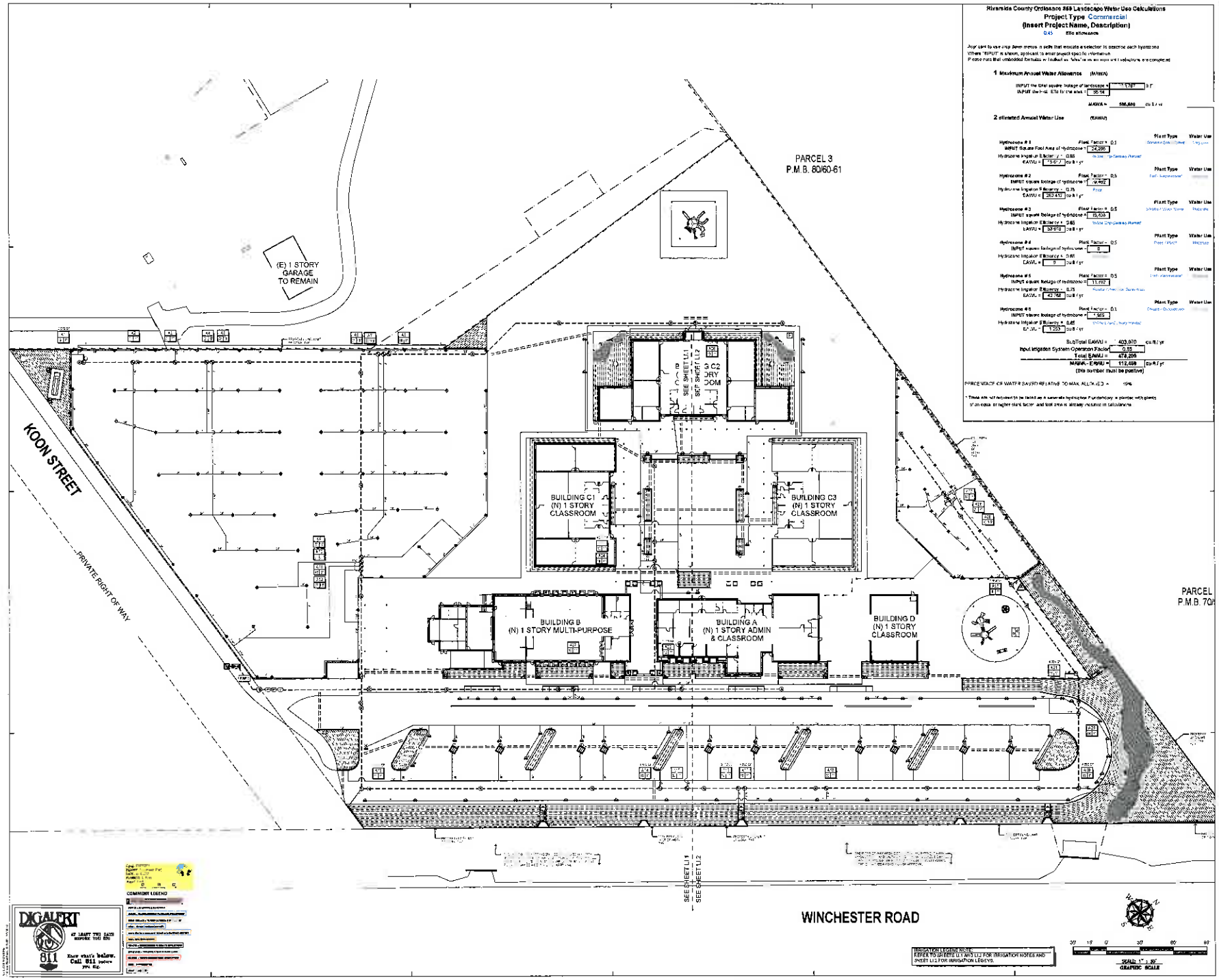
CONSULTANT

NO	DATE	BY	DESCRIPTION
			REVISIONS

DRAWN: Author	CHECKED: Checker
DATE: 10/27/16	SCALE: 1" = 80'-0"
PROJECT NUMBER: 1615100	

GROUND LEVEL SITE PHOTOS

DRAWING NUMBER: **PS5.1**



Riverside County Ordinance 859 Landscape Water Use Calculations

Project Type Commercial

(Insert Project Name, Description)

0.45 ETo allowance

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone. Where "INPUT" is shown, applicant to enter project specific information. Please note that embedded formulas in Ireland as "what is an input and a selection" are completed.

1 Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape = [illegible] ft²
INPUT the total ETo for the area = 36.14

MAWA = 586,800 cu ft / yr

2 Estimated Annual Water Use (EAWU)

			Plant Type	Water Use
Hydrozone # 1	Plant Factor = 0.1		Generic Grass Sheet	Irrigation
INPUT Square Foot Area of Hydrozone =	24,295			
Hydrozone Irrigation Efficiency = 0.85			Inside Dry-Gateway Planted	
EAWU = 75,617	cu ft / yr			
Hydrozone # 2	Plant Factor = 0.5		Plant Type	Water Use
INPUT square footage of hydrozone =	19,492		Fruit - Inconsistent	
Hydrozone Irrigation Efficiency = 0.75			Drip	
EAWU = 263,412	cu ft / yr			
Hydrozone # 3	Plant Factor = 0.5		Plant Type	Water Use
INPUT square footage of hydrozone =	15,438		Shrubs / Cover Dome	Moderate
Hydrozone Irrigation Efficiency = 0.85			Inside Dry-Gateway Planted	
EAWU = 53,010	cu ft / yr			
Hydrozone # 4	Plant Factor = 0.5		Plant Type	Water Use
INPUT square footage of hydrozone =	8		Fruit - Mixed	Moderate
Hydrozone Irrigation Efficiency = 0.85				
EAWU = 9	cu ft / yr			
Hydrozone # 5	Plant Factor = 0.5		Plant Type	Water Use
INPUT square footage of hydrozone =	11,692		Fruit - Inconsistent	
Hydrozone Irrigation Efficiency = 0.75			Inside Dry-Gateway Planted	
EAWU = 42,768	cu ft / yr			
Hydrozone # 6	Plant Factor = 0.1		Plant Type	Water Use
INPUT square footage of hydrozone =	1,965		Shrubs / Groundcover	
Hydrozone Irrigation Efficiency = 0.85			Inside Dry-Gateway Planted	
EAWU = 1,253	cu ft / yr			

SubTotal EAWU = 403,070 cu ft / yr
Input Irrigation System Operation Factor = 0.95
Total EAWU = 478,206
MAWA - EAWU = 112,488 cu ft / yr
(this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 19%

* These are not required to be listed as a separate hydrozone if underlying is planted with plants of an equal or higher plant factor and that area is already included in calculations.

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NEW K8 CAMPUS

TEMECULA VALLEY CHARTER SCHOOL
34155 WINCHESTER ROAD, WINCHESTER CA

CONSULTANT
INTEGRATED DESIGN GROUP, LLP
Landscape Architecture & Planning

APPL
AC FLS SS
DATE

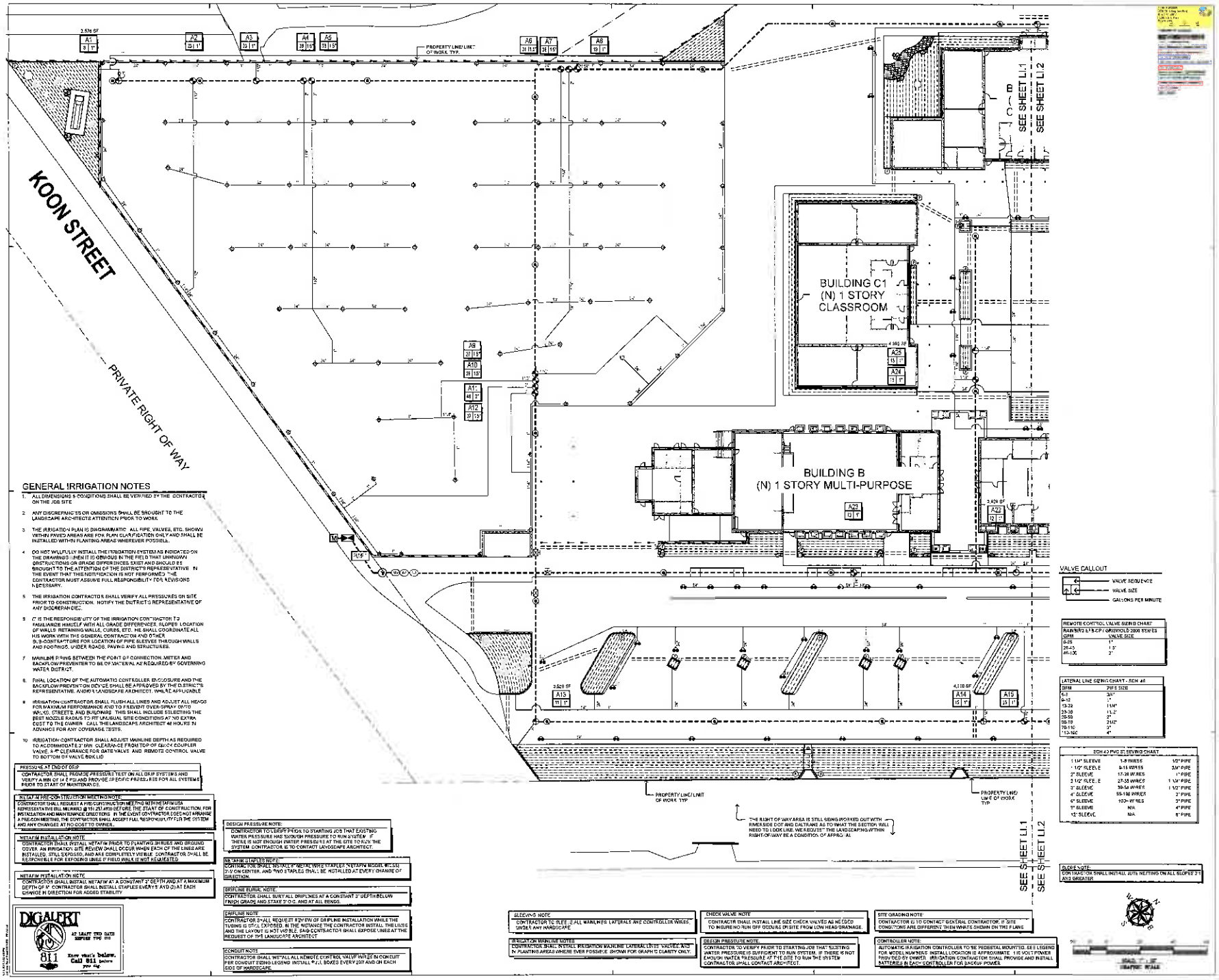
NO	DATE	BY	DESCRIPTION

REVISIONS

DRAWN: JV
CHECKED: BVP
DATE: 04/07/17
SCALE: 1" = 30'-0"
PROJECT NUMBER: 1615100

OVERALL LANDSCAPE IRRIGATION PLAN

DRAWING NUMBER: LI.A



GENERAL IRRIGATION NOTES

1. ALL DIMENSIONS & CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE
2. ANY DISCREPANCIES OR OMISSIONS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO WORK
3. THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR PLAN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN PLANTING AREAS WHEREVER POSSIBLE.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST AND SHOULD BE BROUGHT TO THE ATTENTION OF THE DISTRICTS REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR REVISIONS NECESSARY.
5. THE IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION. NOTIFY THE DISTRICTS REPRESENTATIVE OF ANY DISCREPANCIES.
6. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, SLOPES, LOCATION OF WALLS, RETAINING WALLS, CURBS, ETC. HE SHALL COORDINATE ALL HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR LOCATION OF PIPE SLEEVES THROUGH WALLS AND FOOTINGS, UNDER ROADS, PAVING AND STRUCTURES.
7. MAINLINE PIPING BETWEEN THE POINT OF CONNECTION, METER AND BACKFLOW PREVENTER TO BE OF MATERIAL AS REQUIRED BY GOVERNING WATER DISTRICT.
8. FINAL LOCATION OF THE AUTOMATIC CONTROLLER, ENCLOSURE AND THE BACKFLOW PREVENTION DEVICE SHALL BE APPROVED BY THE DISTRICTS REPRESENTATIVE, AND/OR LANDSCAPE ARCHITECT, WHERE APPLICABLE
9. IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVER-SPRAY ONTO WALKS, STREETS, AND BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE RADIUS TO FIT UNUSUAL SITE CONDITIONS AT NO EXTRA COST TO THE OWNER. CALL THE LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR ANY COVERAGE TESTS.
10. IRRIGATION CONTRACTOR SHALL ADJUST MAINLINE DEPTH AS REQUIRED TO ACCOMMODATE 6" MIN. CLEARANCE FROM TOP OF GATE COUPLER VALVE, & 4" CLEARANCE FOR GATE VALVE AND REMOTE CONTROL VALVE TO BOTTOM OF VALVE BOX LID

PRESSURE AT END OF GRIP
CONTRACTOR SHALL PROVIDE PRESSURE TEST ON ALL GRIP SYSTEMS AND VERIFY A MIN OF 14.5 PSI AND PROVIDE SPECIFIC PRESSURES FOR ALL SYSTEMS PRIOR TO START OF MAINTENANCE.

NETAFIM PRECONSTRUCTION MEETING NOTE
CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH NETAFIM USA REPRESENTATIVE BILL MUNKRES @ 951.237.4930 BEFORE THE START OF CONSTRUCTION FOR INSTALLATION AND MAINTENANCE DIRECTIONS. IN THE EVENT CONTRACTOR DOES NOT ARRANGE A PRECON MEETING, THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE SYSTEM AND ANY CHANGES AT NO COST TO OWNER.

NETAFIM INSTALLATION NOTE
CONTRACTOR SHALL INSTALL NETAFIM PRIOR TO FINAL GRADE AND GROUND COVER. AN IRRIGATION SITE REVIEW SHALL OCCUR WHEN EACH OF THE LINES ARE INSTALLED, STILL EXPOSED, AND ARE COMPLETELY VISIBLE. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING LINES IF FIELD WALK IS NOT REQUESTED

NETAFIM INSTALLATION NOTE
CONTRACTOR SHALL INSTALL NETAFIM AT A CONSTANT 3" DEPTH AND AT A MAXIMUM DEPTH OF 9". CONTRACTOR SHALL INSTALL STAPLES EVERY 5' AND 2' AT EACH CHANGE IN DIRECTION FOR ADDED STABILITY

DESIGN PRESSURE NOTE:
CONTRACTOR TO VERIFY PRIOR TO STARTING JOB THAT EXISTING WATER PRESSURE HAS SUFFICIENT PRESSURE TO RUN SYSTEM. IF THERE IS NOT ENOUGH WATER PRESSURE AT THE SITE TO RUN THE SYSTEM CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT.

INSTALLATION NOTE:
CONTRACTOR SHALL INSTALL 9" METAL WIRE STAPLES (NETAFIM MODEL #M-33) 2.0' ON CENTER, AND TWO STAPLES SHALL BE INSTALLED AT EVERY CHANGE OF DIRECTION.

DRIPLINE BURIAL NOTE:
CONTRACTOR SHALL BURY ALL DRIPLINES AT A CONSTANT 3" DEPTH BELOW FINISH GRADE AND STAKE 3' O.C. AND AT ALL BENDS.

DRIPLINE NOTE:
CONTRACTOR SHALL REQUEST REVIEW OF DRIPLINE INSTALLATION WHILE THE TUBING IS STILL EXPOSED, IN THE NOTANCE THE CONTRACTOR INSTALL THE LINES AND THE LAYOUT IS NOT VISIBLE, SAID CONTRACTOR SHALL EXPOSE LINES AT THE REQUEST OF THE LANDSCAPE ARCHITECT.

CONDUIT NOTE
CONTRACTOR SHALL INSTALL ALL REMOTE CONTROL VALVE WIRES IN CONDUIT PER CONDUIT SIZING LEGEND. INSTALL PULL BOXES EVERY 200' AND ON EACH SIDE OF HARDSCAPE.

SLEEVING NOTE
CONTRACTOR TO SLEEVE ALL MAINLINES, LATERALS AND CONTROLLER WIRES UNDER ANY HARDSCAPE

IRRIGATION MAINLINE NOTES
CONTRACTOR SHALL INSTALL IRRIGATION MAINLINE, LATERAL LINES, VALVES, AND IN PLANTING AREAS WHERE EVER POSSIBLE. SHOWN FOR GRAPHIC CLARITY ONLY.

CHECK VALVE NOTE
CONTRACTOR SHALL INSTALL LINE SIZE CHECK VALVES AS NEEDED TO INSURE NO RUN OFF OCCURS ON SITE FROM LOW HEAD DRAINAGE.

DESIGN PRESSURE NOTE:
CONTRACTOR TO VERIFY PRIOR TO STARTING JOB THAT EXISTING WATER PRESSURE IS SUFFICIENT TO RUN SYSTEM. IF THERE IS NOT ENOUGH WATER PRESSURE AT THE SITE TO RUN THE SYSTEM CONTRACTOR SHALL CONTACT ARCHITECT.

SITE GRADING NOTE:
CONTRACTOR IS TO CONTACT GENERAL CONTRACTOR, IF SITE CONDITIONS ARE DIFFERENT THEN WHAT'S SHOWN ON THE PLANS

CONTROLLER NOTE:
AUTOMATIC IRRIGATION CONTROLLER TO BE PEDESTAL MOUNTED. SEE LEGEND FOR MODEL NUMBERS. INSTALL LOCATION IS APPROXIMATE. 110 VOLT POWER PROVIDED BY OWNER. IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL BATTERIES IN EACH CONTROLLER FOR BACKUP POWER.

SLOPE NOTE:
CONTRACTOR SHALL INSTALL JUTE NETTING ON ALL SLOPES 3:1 AND GREATER

REMOTE CONTROL VALVE SIZING CHART	
RAINBIRD ESP-ZCP / GREENFIELD 2000 SERIES	
GPM	VALVE SIZE
0-25	1"
26-45	1.5"
46-100	2"

LATERAL LINE SIZING CHART - SCH 40	
GPM	PIPE SIZE
0-3	3/4"
4-12	1"
13-23	1 1/4"
24-30	1 1/2"
31-50	2"
51-78	2 1/2"
79-110	3"
111-160	4"

SCH 40 PVC ST. SIZING CHART		
1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-15 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-55 WIRES	1 1/4" PIPE
3" SLEEVE	56-94 WIRES	1 1/2" PIPE
4" SLEEVE	95-190 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE
8" SLEEVE	N/A	4" PIPE
12" SLEEVE	N/A	6" PIPE

DIGALERT — AT LEAST TWO DAYS BEFORE YOU DIG — 811 — Know what's below. Call 811 before you dig.

ARCHITECTS WLC
CLIENT FOCUSED • PASSION DRIVEN
SOUTHERN CALIFORNIA
6165 ROCHESTER AVENUE, SUITE 100
RANCHO CUCAMONGA
CALIFORNIA 91730-0729
TEL: 909-987-0900
www.wlcarchitects.com

NEW K8 CAMPUS

TEMECULA VALLEY CHARTER SCHOOL

34155 WINCHESTER ROAD, WINCHESTER CA

CONSULTANT

INTEGRATED DESIGN GROUP, LLP

APPL

NO	DATE	BY	DESCRIPTION
			REVISIONS

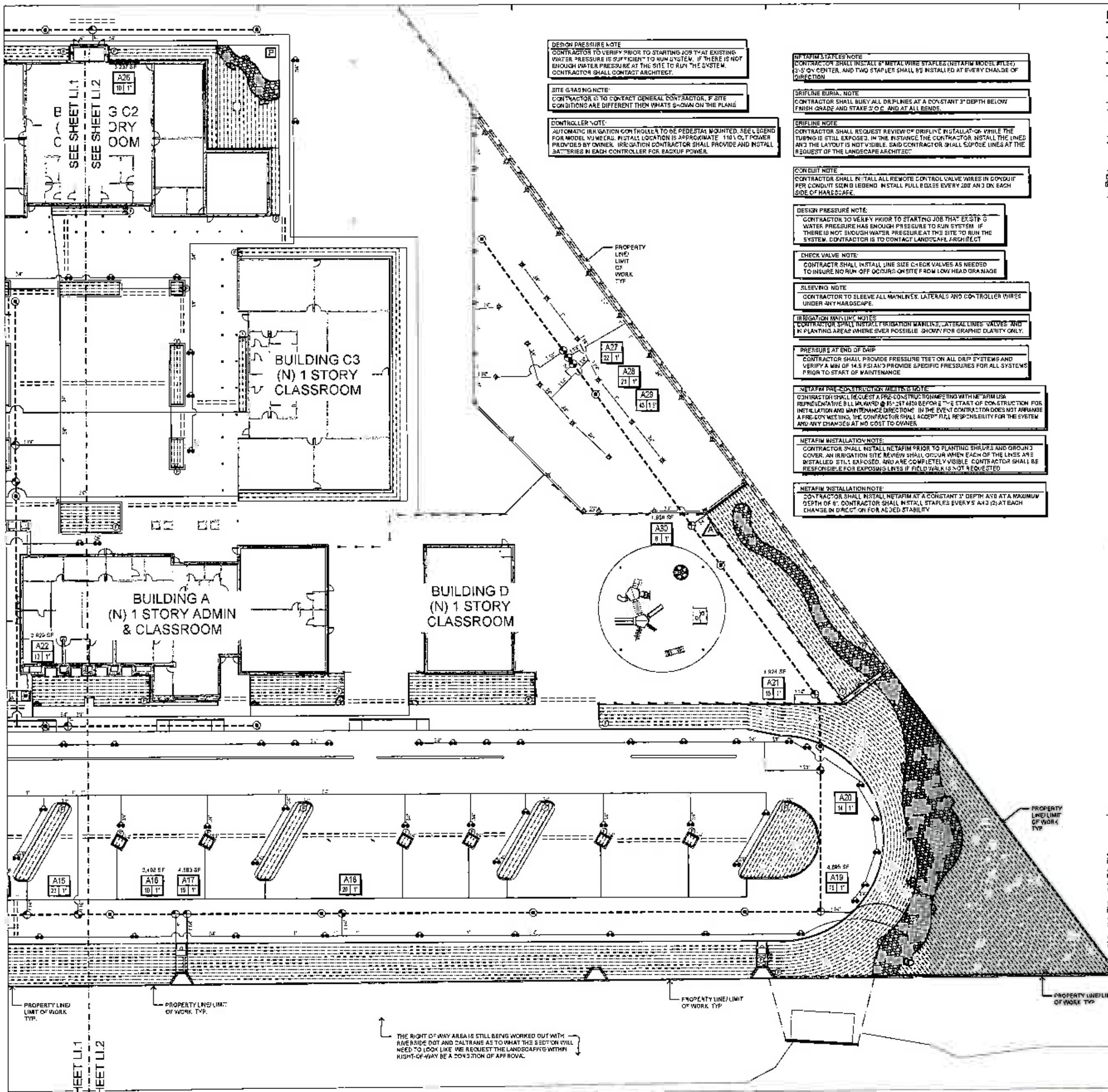
DRAWN: JC | CHECKED: BMP

DATE: 04/07/17 | SCALE: 1" = 20'-0"

PROJECT NUMBER: 1615100

LANDSCAPE IRRIGATION PLAN SEGMENT 1

DRAWING NUMBER: LI.1



DESIGN PRESSURE NOTE
CONTRACTOR TO VERIFY PRIOR TO STARTING JOB THAT EXISTING WATER PRESSURE IS SUFFICIENT TO RUN SYSTEM. IF THERE IS NOT ENOUGH WATER PRESSURE AT THE SITE TO RUN THE SYSTEM, CONTRACTOR SHALL CONTACT ARCHITECT.

SITE GRADING NOTE:
CONTRACTOR IS TO CONTACT GENERAL CONTRACTOR, IF SITE CONDITIONS ARE DIFFERENT THEN WHATS SHOWN ON THE PLANS.

CONTROLLER NOTE:
AUTOMATIC IRRIGATION CONTROLLER TO BE PEDESTAL MOUNTED. SEE LEGEND FOR MODEL NUMBERS. INSTALL LOCATION IS APPROXIMATE. 110V OUT POWER PROVIDED BY OWNER. IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL BATTERIES IN EACH CONTROLLER FOR BACKUP POWER.

NETAFIM STAPLES NOTE
CONTRACTOR SHALL INSTALL 6" METAL WIRE STAPLES (NETAFIM MODEL #TLS6) 3'-5' ON CENTER, AND TWO STAPLES SHALL BE INSTALLED AT EVERY CHANGE OF DIRECTION.

DRIPLINE BURIAL NOTE
CONTRACTOR SHALL BURY ALL DRIPLINES AT A CONSTANT 3" DEPTH BELOW FINISH GRADE AND STAKE 3' O.C. AND AT ALL BENDS.

DRIPLINE NOTE
CONTRACTOR SHALL REQUEST REVIEW OF DRIPLINE INSTALLATION WHILE THE TUBING IS STILL EXPOSED. IN THE INSTANCE THE CONTRACTOR INSTALL THE LINES AND THE LAYOUT IS NOT VISIBLE, SAID CONTRACTOR SHALL EXPOSE LINES AT THE REQUEST OF THE LANDSCAPE ARCHITECT.

CONDUIT NOTE
CONTRACTOR SHALL INSTALL ALL REMOTE CONTROL VALVE WIRES IN CONDUIT PER CONDUIT SIZING LEGEND. INSTALL PULL BOXES EVERY 200' AND ON EACH SIDE OF HARDSCAPE.

DESIGN PRESSURE NOTE:
CONTRACTOR TO VERIFY PRIOR TO STARTING JOB THAT EXISTING WATER PRESSURE HAS ENOUGH PRESSURE TO RUN SYSTEM. IF THERE IS NOT ENOUGH WATER PRESSURE AT THE SITE TO RUN THE SYSTEM, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT.

CHECK VALVE NOTE:
CONTRACTR SHALL INSTALL LINE SIZE CHECK VALVES AS NEEDED TO INSURE NO RUN OFF OCCURS ON SITE FROM LOW HEAD DRAINAGE.

SLEEVING NOTE
CONTRACTOR TO SLEEVE ALL MAINLINES, LATERALS AND CONTROLLER WIRES UNDER ANY HARDSCAPE.

IRRIGATION MAINLINE NOTES
CONTRACTOR SHALL INSTALL IRRIGATION MAINLINE, LATERAL LINES, VALVES AND IN PLANTING AREAS WHERE EVER POSSIBLE. SHOWN FOR GRAPHIC CLARITY ONLY.

PRESSURE AT END OF DRIP
CONTRACTOR SHALL PROVIDE PRESSURE TEST ON ALL DRIP SYSTEMS AND VERIFY A MIN OF 14.5 PSI AND PROVIDE SPECIFIC PRESSURES FOR ALL SYSTEMS PRIOR TO START OF MAINTENANCE.

NETAFIM PRE-CONSTRUCTION MEETING NOTE:
CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH NETAFIM USA REPRESENTATIVE BILL HAYWARD @ 951-317-4839 BEFORE THE START OF CONSTRUCTION FOR INSTALLATION AND MAINTENANCE DIRECTIONS. IN THE EVENT CONTRACTOR DOES NOT ARRANGE A PRE-CON MEETING, THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE SYSTEM AND ANY CHANGES AT NO COST TO OWNER.

NETAFIM INSTALLATION NOTE:
CONTRACTOR SHALL INSTALL NETAFIM PRIOR TO PLANTING SHRUBS AND GROUND COVER. AN IRRIGATION SITE REVIEW SHALL OCCUR WHEN EACH OF THE LINES ARE INSTALLED, STILL EXPOSED, AND ARE COMPLETELY VISIBLE. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING LINES IF FIELD WALK IS NOT REQUESTED.

NETAFIM INSTALLATION NOTE:
CONTRACTOR SHALL INSTALL NETAFIM AT A CONSTANT 3" DEPTH AND AT A MAXIMUM DEPTH OF 6". CONTRACTOR SHALL INSTALL STAPLES EVERY 5' AND (2) AT EACH CHANGE IN DIRECTION FOR ADDED STABILITY.

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL	DEGREES	TYPE	GPM	PSI	RADIUS	DTL REF
	RAINBIRD	RWS-B-C-1402	360	T BUBBLER	0.53	30	N/A	I-J / SHEET LID.2
	HUNTER	PROS-XX-PRS30-MPCORNER	360	POP-UP	.38	45	14'-0"	XX - SHEET LID 1
	HUNTER	PROS-X-PRSXX-MPSR-90-180	90	POP-UP	.23/.42	40	6'-10"	XX - SHEET LID 1
XX: CONTRACTOR SHALL USE 30 PSI REGULATED FOR 6-5' AND 40 PSI REGULATED FOR 8'-10"								
	HUNTER HUNTER	PROS-X-PRSXX-MP1000-90-180 PROS-X-PRSXX-MP1000-360	ADJ 360	POP-UP POP-UP	.12/.37 .75	40 40	8'-14' 8'-14'	XX - SHEET LID 1 XX - SHEET LID 1
XX: CONTRACTOR SHALL USE 30 PSI REGULATED FOR 8-11' AND 40 PSI REGULATED FOR 12'-14'								
	HUNTER HUNTER HUNTER	I-20-06-SS-MPR-20-Q I-20-06-SS-MPR-30-H I-20-06-SS-MPR-30-F	ADJ ADJ 360	ROTOR ROTOR ROTOR	1.03 2.15 4.24	35 35 35	20'-0" 28'-0" 28'-0"	B / SHEET LID.1 B / SHEET LID 1 B / SHEET LID 1
	HUNTER HUNTER	I-25-06-SS-04 I-25-06-SS-08	ADJ ADJ	ROTOR ROTOR	3.5 8.2	40 60	40'-0" 50'-0"	B / SHEET LID.1 B / SHEET LID.1

NOTE: CONTRACTOR SHALL USE A 30 PSI REGULATED BODY FOR AREAS BELOW 30% REDUCTION ON MP ROTATOR SYSTEMS.

SYMBOL	MANUF.	MODEL	DESCRIPTION	DTL REF
M			NEW LANDSCAPE DEDICATED WATER METER. REFER TO CIVIL ENGINEER'S PLANS FOR EXACT LOCATION	
	NIBCO	T-585-70-M SERIES (2" AND SMALLER) F-619-RW-SON (3" AND LARGER)	BRONZE GATE VALVE WITH SCREW-IN BONNET (SIZE PER MAINLINE LINE SIZE) INSTALL IN PLANTER AREAS - TYPICAL. FLANGED BRONZE GATE VALVE (SIZE PER MAINLINE LINE SIZE) INSTALL IN PLANTER AREAS - TYPICAL	J - N / SHEET LID.1
	FEBCO	850, W/ YSBR S.S	2.5" REDUCE PRESSURE BACKFLOW PREVENTER. NOTE: SCREEN UNIT WITH PLANT MATERIAL. PLACE IN BPDI CAGE	G / SHEET LID 1
	YARDNEY	MCS 2"	150 MESH MAXICLEAN SCREEN FILTER. INSTALL IN PLANTER AREAS - TYPICAL	/ SHEET LID 1
	JAIN IRR.	ARV-2	2" COMBINATION AIR RELEASE VACUUM BREAKER VALVE. INSTALL IN PLANTER AREAS - TYPICAL	P / SHEET LID 1
	WATTS	PR500	PRESSURE REGULATOR ADJUST AS INDICATED PER PRESSURE CALCULATIONS CHART.	O / SHEET LID 1
	WATTS	213-D-NO-F	3" NORMALLY OPEN MASTER VALVE. INSTALL IN PLANTER AREAS - TYPICAL	H / SHEET LID 1
	NETAFIM	LS300CT02GALC	2" OCTAVE WATER METER WITH 0.01 PULSE OUTPUT. INSTALL IN PLANTER AREAS - TYPICAL	F / SHEET LID 1
	RAINBIRD	44 LRC	QUICK COUPLER W/ YELLOW RUBBER LOCK COVER. INSTALL IN PLANTER AREAS - TYPICAL	K / SHEET LID 1
	RAINBIRD GRISWOLD	1"-2" EFB-CP-PRS-D SERIES 2.5"-3" 2000 SERIES	REMOTE CONTROL VALVE WITH ALL PURPOSE SOLENOID. INSTALL IN PLANTER AREAS - TYPICAL	I / SHEET LID 1
	NETAFIM	USE VALVE ABOVE + LVCZN1007S-LF OR LVCZN1007S-HF	LOW VOLUME CONTROL ZONE KIT - LOW FLOW (.25-5.4 GPM). LOW VOLUME CONTROL ZONE KIT - HIGH FLOW (3.5-18.8 GPM)	F / SHEET LID.2 REF VALVE CALLOUT
	NETAFIM	TLHCV...-1810	PSI COMP. DRIPPERLINE W/ CHECK VALVE - 45 PRESSURE REGULATOR PSI TECHLINE SHALL BE SPACED APPROX. 3" OFF PERIMETER EDGE AND 18" O.C. AS SHOWN PER PLAN. FOOTERS AND HEADERS SHALL BE ¾" PVC PIPE UNLESS OTHERWISE NOTED.	A-E / SHEET LID 2
	SPEARS	2000 COMPACT	LINE FLUSHING VALVE IN ROUND VALVE BOX. SHALL BE PLACED IN PLANTER AREAS	G / SHEET LID.2
	NETAFIM	10-CV-01	OPERATION/ PRESSURE INDICATOR STAKE. CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMENDED SPECIFICATIONS.	H / SHEET LID.2
	P.V.C.	SCH 40	1 1/2" & SMALLER NON-PRESSURE LATERAL LINE WITH SCH. 40 FITTINGS. THREADED FITTINGS SHALL BE SCH. 80 (SIZE PER PLAN) BURY 12" BELOW FINISH GRADE	D-D / SHEET LID 1
		CLASS 315	2"-3" NON-PRESSURE LATERAL LINE WITH SCH. 40 FITTINGS. THREADED FITTINGS SHALL BE SCH. 80 (SIZE PER PLAN) BURY 12" BELOW FINISH GRADE	
		CL. 200	4"-6" NON-PRESSURE LATERAL LINE WITH SCH. 40 FITTINGS. THREADED FITTINGS SHALL BE SCH. 80 (SIZE PER PLAN). BURY 18" BELOW FINISH GRADE.	
	P.V.C.	CLASS 315	2"-3" PRESSURE MAINLINE WITH SCH. 40 FITTINGS. THREADED FITTINGS SHALL BE SCH. 80 (SIZE PER PLAN). BURY 12" BELOW FINISH GRADE.	C-F / SHEET LID 1
		CLASS 200 BELLED AND GASKETED	4"-8" PRESSURE MAINLINE FITTINGS SHALL BE LEEMCO JOINT RESTRAINTS (SIZE PER PLAN). BURY 24" BELOW FINISH GRADE.	
	P.V.C.	SCH 40	SLEEVE FOR PRESSURE MAINLINE (TWO X THE DIA. OF PIPE) BURIED 18/24" BELOW FINISH GRADE/ SUB-GRADE. EXTEND 12" BEYOND EDGE OF PAVING	C / SHEET LID 1
P			NEW PULL BOX. INSTALL IN PLANTER AREAS WHENEVER POSSIBLE. CONCRETE BOXES SHALL BE USED WHEN INSTALLED IN HARDSCAPE AREAS. IN ADDITION TO BOXES SHOWN ON PLANS CONTRACTOR SHALL INSTALL ADDITIONAL BOXES AS NOTED PER WIRE. CONDUIT NOTE	M / SHEET LID 1
			MANUFACTURER 40 STATION, ET BASED SMART CONTROLLER TO BE SUPPLIED BY IRRIGATION CONTRACTOR. MODEL#: MASTER ... 120V. ELECTRICAL LINE SHALL BE SUPPLIED BY GENERAL CONTRACTOR. INSTALL PER MANUF'S RECOMMENDATIONS. CONTACT DARYL GREEN @ 949.584.7311 WITH IMPERIAL TECHNICAL SERVICES FOR CONTROLLER QUESTIONS. QUOTE AND CERTIFICATION. CONTRACTOR SHALL PROVIDE ETHERNET CONNECTION ETHERNET (CAT 6 WITH DEDICATED IP ADDRESS) TO MASTER CLOCK	L / SHEET LID.1
			IRRIGATION BOOSTER PUMP BY MUNRO PUMPS. MODEL#: ... INSTALL PER PLAN AND MANUFACTURES SPECIFICATION. CONTACT MARK DELANGE @ 800.803.1272 FOR TECHNICAL QUESTIONS, QUOTE AND CERTIFICATION. ELECTRICAL CONTRACTOR SHALL PROVIDE 480 VAC/3 PHASE/60HZ TO ELECTRICAL DISCONNECT AND ETHERNET (CAT 6 WITH DEDICATED IP ADDRESS) TO CONTROL PANEL	J SHEET LID.2 SPECS SHEET LID.3

NOTE
- IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY AND SHALL BE INSTALLED IN PLANTER AREAS.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH DISTRICT PERSONNEL AND NOTE IN WRITING ALL ITEMS NEEDING TO BE CORRECTED PRIOR TO START OF CONSTRUCTION. ANY ITEMS NOT NOTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.
- CONTRACTOR SHALL PROVIDE AS TURN OVER ITEM, TRC HANDHELD REMOTE

CONTROLLERS
INSTALL IRRIGATION CONTROLLERS IN THE APPROXIMATE LOCATIONS SHOWN ON THE DRAWINGS. FINAL CONTROLLER LOCATIONS TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL ORDER A PRE-CON MEETING WITH MANUFACTURER'S REP., PRIOR TO START OF CONSTRUCTION. CONNECTIONS BETWEEN THE CONTROLLER AND REMOTE CONTROL VALVES SHALL BE MADE WITH DIRECT BURIAL AWG UL-UF WIRE, INSTALLED INSIDE GRAY SCHEDULE 40 P.V.C. CONDUIT SIZED AT TWICE THE DIAMETER OF THE WIRE BUNDLE CARRIED THE MINIMUM SIZE OF THE CONDUIT BEING 2 INCH

SLEEVING
MAINLINE AND VALVES SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVING IS SHOWN ON THE PLANS. ALL PIPES AND WIRES THAT MUST RUN UNDER HARDSCAPE TO BE SLEEVED IN SCH 40 PVC SLEEVES ACCORDING TO THE SLEEVING CHART

VALVE NOTE:
CONTRACTOR SHALL RUN MIN 3 VALVES AT 1 TIME @ A MAXIMUM OF 170 GPM TO MEET AN 16 HOUR WATER WINDOW.

SLOPE NOTE
CONTRACTOR SHALL INSTALL JUTE NETTING ON ALL SLOPES 2:1 AND GREATER.

VALVE CALLOUT
- VALVE SEQUENCE
- VALVE SIZE
- GALLONS PER MINUTE

REMOTE CONTROL VALVE SIZING CHART	
RAINBIRD EFB-CP / GRISWOLD 2000 SERIES	
GPM	VALVE SIZE
0-25	1"
26-45	1.5"
46-100	2"

LATERAL LINE SIZING CHART - SCH. 40	
GPM	PIPE SIZE
1-5	3/4"
6-12	1"
13-22	1 1/4"
23-30	1 1/2"
30-50	2"
50-70	2 1/2"
70-110	3"
110-180	4"

SCH 40 PVC SLEEVING CHART		
1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	56-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE
8" SLEEVE	N/A	4" PIPE
12" SLEEVE	N/A	6" PIPE

DIGALERT
AT LEAST TWO DAYS BEFORE YOU DIG
Know what's below. Call 811 before you dig.
811

SCALE: 1" = 20'
GRAPHIC SCALE
0' 10' 20' 40' 60'

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CONSULTANT
INTEGRATED DESIGN GROUP, LLP

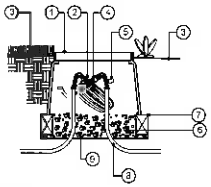
APPL
AC ___ FLS ___ SS ___
DATE
FILE:

NO	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN: JV | CHECKED: BMP
DATE: 04/07/17 | SCALE: 1" = 20'-0"
PROJECT NUMBER: 1615100

LANDSCAPE IRRIGATION PLAN SEGMENT 2

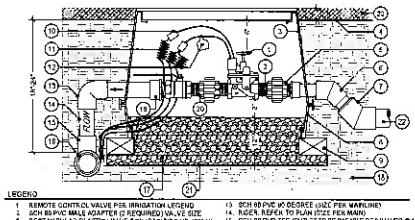
DRAWING NUMBER: LI.2



NOTE
ELECTRICAL SWEEPS NOT REQUIRED FOR DIRECT BURIAL INSTALLATION. OPEN ENDS OF ELECTRICAL SWEEPS SHALL BE SEALED USING APPROVED NON-HARDENING CONDUIT SEALANT PUTTY. WHERE PULL BOX OCCURS WITHIN PAVING, USE BROOKS CONCRETE PULL BOX MODEL #1PB W/CONCRETE COVER #A. MOUNT TOP OF PULL BOX FLUSH W/FINISH SURFACE OF PAVING.

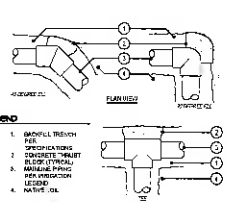
LEGEND
1. CARSON-BROOKS VALVE COVER BOX W/ 910-48 COVER. HEAT BRAND "PBI" ON LID
2. SCH 80 WIRE EXPANSION LOOP TYP
3. FINISH GRADE. PER PLAN
4. WIRE CONNECTORS.
5. CONTROL WIRE LABEL. SEE SPECS
6. 3/4" ROCK, 3 CUBIC FEET. BRICK SUPPORT
7. PVC ELECTRICAL SWEEP IF INSTALLED IN CONDUIT
8. BIOBARRIER ROOT CONTROL SYSTEM FABRIC

M PULL BOX
NOT TO SCALE



LEGEND
1. REMOTE CONTROL VALVE PER IRRIGATION LEGEND
2. SCH 80 PVC MALE ADAPTER (2 REQUIRED) VALVE SIZE
3. RECTANGULAR PLASTIC VALVE BOX (RAINBIRD VB-JB06-H) HEAT BRAND STATION NUMBER ON LID IN 2" BLOCK LETTERS
4. FINISH GRADE
5. SCH 80 UNION (TYP)(2 REQUIRED)
6. SCH 80 PVC 45 DEGREE ELL
7. SCH 80 PVC 45 DEGREE ELL (RUSH UP TO LINE SIZE)
8. RECTANGULAR PLASTIC VALVE BOX (RAINBIRD VB-JB06-B)
9. COMMON BRICK SUPPORTS (4 REQUIRED)
10. WATER PROOF WIRE CONNECTORS (2 REQUIRED)
11. UF WIRE TO CONTROLLER (COLOR CODED) SEE SPECS
12. I.D. TAG WITH STATION NUMBER PRINTED ON IT (CHRISTY'S #ID-STD-Y1)
13. SCH 80 PVC 90 DEGREE (SIZE PER MAINLINE)
14. RISER. REFER TO PLAN (SIZE PER MAIN)
15. SCH 80 PVC TEE (OUTLET TO BE DIPABLE OF 2 VALVES @ 1 TIME MIN OR MAIN SIZE PER PLAN WHICHEVER IS GREATER)
16. MAIN LINE PIPING REFER TO PLAN
17. FILL BACK OF BOX WITH 3/4" GRAVEL
18. COMPACTED NATIVE SOIL
19. SCH 80 MALE ADAPTER (2 REQUIRED)
20. BALL VALVE - NIBCO T-535-70-RP (SIZE PER ROV)
21. FILTER FABRIC - ENSURE ALL VALVE BOTH OLES ARE COVERED
22. LATERAL LINE (SIZE PER PAN)
23. MULCH REFER TO PLANTING PLAN
* 1/2" IN TURF AREAS, 2" IN SHRUB AREAS

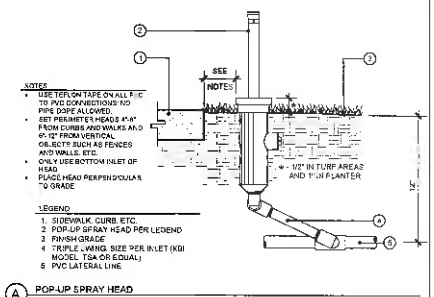
I REMOTE CONTROL VALVE
NOT TO SCALE



LEGEND
1. BACKFILL TRENCH PER SPECIFICATIONS
2. CONCRETE THRUST BLOCK (TYPICAL)
3. MAINLINE PIPING PER IRRIGATION LEGEND
4. NATIVE SOIL

NOTES:
A. USE CONCRETE THRUST BLOCKS ON ALL SOLVENT-WELD MAINLINE PIPE AND FITTINGS
B. USE JOINT RESTRAINTS ON ALL BELL AND GASKET MAINLINE PIPING WITH PUSH-ON FITTINGS
C. CONCRETE THRUST BLOCKS SHALL BE A MINIMUM OF ONE CUBIC FOOT IN VOLUME. CONCRETE THRUST BLOCKS SHALL NOT ENCASE THE FITTINGS IN CONCRETE
D. ALL MAINLINE PIPING SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND PRESSURE TESTED PER THE PLAN NOTES OR SPECIFICATIONS
E. THE DEPTH AND WIDTH OF ALL TRENCHES SHALL BE PER THE SPECIFICATIONS
F. ALL MAINLINE PVC FITTINGS THAT ARE IN CONTACT WITH CONCRETE THRUST BLOCKS SHALL BE COVERED WITH BLACK PLASTIC PIPE WRAP.
G. ALL CONCRETE USED FOR THRUST BLOCKS SHALL BE 47-XC-2000

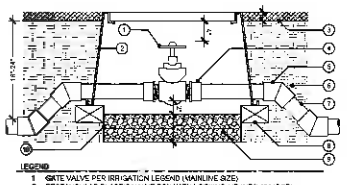
E THRUST BLOCK
NOT TO SCALE



NOTES
* USE TEFLON TAPE ON ALL PVC TO PVC CONNECTIONS; NO PIPE DOPE ALLOWED.
* SET PERIMETER HEADS 4"-6" FROM CURBS AND WALKS AND 8"-12" FROM VERTICAL OBJECTS SUCH AS FENCES AND WALLS, ETC.
* ONLY USE BOTTOM INLET OF HEAD.
* PLACE HEAD PERPENDICULAR TO GRADE

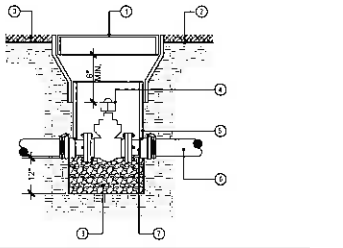
LEGEND
1. SIDEWALK, CURB, ETC.
2. POP-UP SPRAY HEAD PER LEGEND
3. FINISH GRADE
4. TRIPLE SWING SIZE PER INLET (KOI MODEL TSA OR EQUAL)
5. PVC LATERAL LINE

A POP-UP SPRAY HEAD
NOT TO SCALE



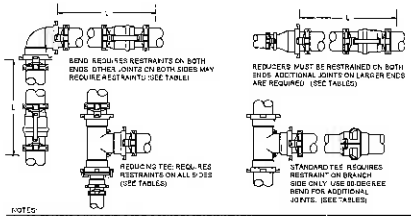
LEGEND
1. GATE VALVE PER IRRIGATION LEGEND (MAINLINE SIZE)
2. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS #314CBI) HEAT BRAND "GV" ON LID IN 2" HIGH BLOCK LETTERS
3. FINISH GRADE
4. SCH 80 PVC MALE ADAPTER (2 REQUIRED)
5. SCH 40 PVC 45 DEGREE ELL (4 REQUIRED)
6. NATIVE SOIL
7. MAINLINE PIPING PER IRRIGATION LEGEND
8. COMMON BRICK SUPPORTS (1 REQUIRED)
9. FILL BASE OF BOX WITH PEA GRAVEL
10. FILTER FABRIC - ENSURE ALL VALVE BOX HOLES ARE COVERED
* 1/2" IN TURF AREAS, 1" IN SHRUB AREAS

N 2" AND SMALLER GATE VALVE
NOT TO SCALE



LEGEND
1. 12" ROUND PLASTIC VALVE BOX
2. FINISHED GRADE
3. MULCH PER PLANTING PLAN
4. FLANGED GATE VALVE WITH SQ. NUT
5. PVC EXTENSION (SIZE AS REQUIRED).
6. MAINLINE PER IRRIGATION PLAN.
7. LEEMCO 636-FS 2" CLF RESTRAINED FLANGE ADAPTER WITH BELL END - SIZE PER VALVE AND MAINLINE PIPING (2 REQUIRE
8. PEA GRAVEL.

J 2 1/2" AND LARGER GATE VALVE
NOT TO SCALE



BEND REQUIRES RESTRAINTS ON BOTH ENDS. OTHER JOINTS ON BOTH SIDES MAY REQUIRE RESTRAINTS (SEE TABLES)

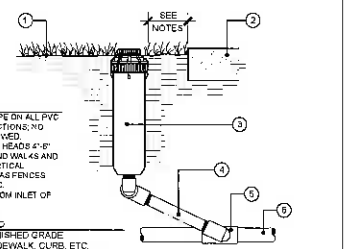
REDUCERS MUST BE RESTRAINED ON BOTH ENDS. ADDITIONAL JOINTS ON LARGER ENDS ARE REQUIRED. (SEE TABLES)

REDUCING TEE: REQUIRES RESTRAINTS ON ALL SIDES (SEE TABLES)

STANDARD TEE REQUIRES RESTRAINT ON BRANCH SIDE ONLY. USE 90 DEGREE BEND FOR ADDITIONAL JOINTS. (SEE TABLES)

NOTES:
A. CONTRACTOR SHALL BEVEL PIPE END PRIOR TO ASSEMBLY TO PREVENT DAMAGING RUBBER GASKET.
B. DO NOT PUSH PIPE PAST STRAIGHT PUSH-ON JOINT LUBRICANT I.E. SEAL (LINE BY IPS WELDON OR EQUAL).
C. CONTRACTOR SHALL USE WD-40 OR EQUAL LUBRICANT TO PREVENT THE POSSIBILITY OF GALLING OR SEIZING OF STEEL THREADS.
D. REFER TO MANUFACTURERS SIZE AND TORQUE CHART AND PIPE-PIPE RESTRAINT CHART FOR REQUIREMENTS.
E. USE LEEMCO LB OR LFF SERIES RESTRAINTS FOR BELL AND GASKET PIPE-TO-PIPE CONNECTIONS.
F. USE LEEMCO LH SERIES RESTRAINTS FOR PVC PIPE TO DUCTILE IRON PUSH-ON FITTINGS, INCLUDING ELLS TEES, AND VALVE TO MAINLINE CONNECTIONS (SERVICE TEES).
G. ANY FLANGED CONNECTION TO BELL AND GASKET PIPE SHALL BE MADE USING LEEMCO SERIES SELF RESTRAINING FLANGE ADAPTERS.
H. REFER TO MANUFACTURERS RECOMMENDATIONS. MANU. RECOMMENDATIONS SUPERCEDE DETAILS.

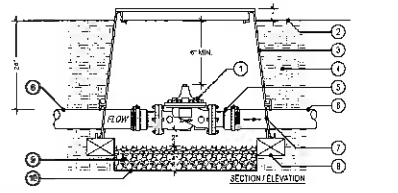
F JOINT RESTRAINTS
NOT TO SCALE



NOTES
* USE TEFLON TAPE ON ALL PVC TO PVC CONNECTIONS; NO PIPE DOPE ALLOWED.
* SET PERIMETER HEADS 4"-6" FROM CURBS AND WALKS AND 8"-12" FROM VERTICAL OBJECTS SUCH AS FENCES AND WALLS, ETC.
* ONLY USE BOTTOM INLET OF HEAD.

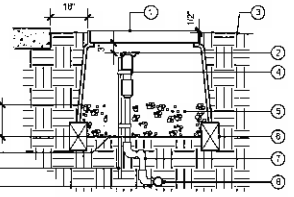
LEGEND
1. FINISHED GRADE
2. SIDEWALK, CURB, ETC.
3. GEAR-DRIVEN ROTOR HEAD
4. TRIPLE SWING JOINT ASSEMBLY (RAINBIRD TSJ OR EQUAL)
5. REDUCING TEE SXBXT
6. PVC LATERAL LINE FITTING.

B ROTOR
NOT TO SCALE



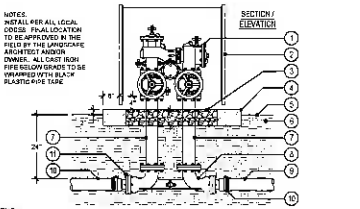
LEGEND
1. FLANGED PRESSURE REGULATING VALVE PER IRRIGATION LEGEND. SET PRESSURE AS CALLED FOR ON THE DRAWINGS
2. FINISH GRADE
3. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (RAINBIRD VB-JB14-B). HEAT BRAND "PR" ON LID IN 2" HIGH BLOCK LETTERS
4. NATIVE SOIL
5. LEEMCO 636-FS SELF RESTRAINED FLANGE ADAPTER WITH BELL END - SIZE PER VALVE AND MAINLINE PIPING (2 REQUIRED)
6. PVC MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
7. RECTANGULAR PLASTIC VALVE BOX BOTTOM (RAINBIRD VB-JB14-B)
8. COMMON BRICK SUPPORTS (4 REQUIRED)
9. FILL BASE OF BOX WITH PEA GRAVEL 1 CUBIC FOOT MINIMUM
10. FILTER FABRIC - ENSURE ALL VALVE BOX HOLES ARE COVERED
* 1/2" IN TURF AREAS, 1" IN SHRUB AREAS

O PRESSURE REGULATOR
NOT TO SCALE



LEGEND
1. PLASTIC VALVE BOX W/ HINGE LOCKING COVER "VARK "Q C"
2. QUICK COUPLER VALVE W/ LOCKING COVER.
3. FINISHED GRADE.
4. MIN 2 - STAINLESS STEEL BANDS
5. 3/4" DIA PEA GRAVEL, 1 CU. FT. MIN
6. 2" X 4" BRICK SUPPORT.
7. TRIPLE SWING JOINT ASSEM.
8. IRRIGATION MAINLINE
9. SCH. 80 MAINLINE FITTING
10. 24" LONG #4 BAR, 3/4" DIA
11. FILTER FABRIC

K QUICK COUPLER
NOT TO SCALE

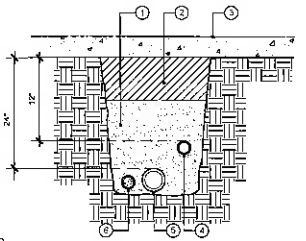


NOTES:
INSTALL PER ALL LOCAL CODES. FINAL LOCATION TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT AND/OR OWNER. ALL CAST IRON PIPE SHALL BE PAINTED OR WRAPPED WITH BLACK PLASTIC PIPE TAPE

SECTION / ELEVATION

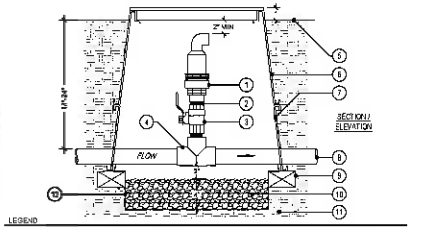
LEGEND
1. REQUIRED PRESSURE BACKFLOW PREVENTER PER IRRIGATION LEGEND
2. 1'-1" PRODUCTS SMOOTH TOUCH ENCLOSURE, POWDER COAT GREEN
3. 8" DEEP, 2 GRAVEL LINE WITH FILTER FABRIC AT BOTTOM
4. 8"W" DEEP CONCRETE CURB. CROWN PER MIN @ 2% DAYS)
5. FINISH GRADE
6. NATIVE SOIL
7. CAST IRON SPOOL (UP SIZE) LENGTH AS REQUIRED
8. CAST IRON VALVE-BETTER (UP SIZE)
9. INSTALL PER MANUFACTURER
10. PVC MAINLINE PER LEGEND
11. LEEMCO 636-FS SELF RESTRAINED FLANGE ADAPTER WITH BELL END - SIZE PER VALVE AND MAINLINE PIPING (2 REQUIRED)

G BACKFLOW PREVENTER
NOT TO SCALE



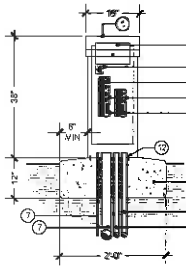
LEGEND
1. SAND BACKFILL.
2. SOIL BACKFILL.
3. FINISHED SURFACE (CONC / AC PAVING).
4. NON-PRESSURE LATERAL IN SLEEVE.
5. PRESSURE PIPE MAINLINE IN SLEEVE.
6. CONTROLLER WIRING IN PVC SLEEVE ADJACENT TO MAINLINE

C SLEEVE
NOT TO SCALE



LEGEND
1. AIR RELEASE VALVE PER IRRIGATION LEGEND
2. SCH 80 PVC NIPPLE (2 REQUIRED) LENGTH AS NEEDED
3. BALL VALVE PER IRRIGATION LEGEND
4. SCH 40 PVC 90 DEGREE ELL OR INLINE TEE WITH 2" THREADED OUTLET
5. FINISH GRADE
6. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (RAINBIRD VB-JB14-H) HEAT BRAND "AVV" ON LID IN 2" HIGH BLOCK LETTERS
7. RECTANGULAR PLASTIC VALVE BOX EXTENSION (RAINBIRD VB-JB14-E)
8. MAINLINE PIPING PER IRRIGATION LEGEND
9. COMMON BRICK SUPPORTS (4 REQUIRED)
10. FILL BASE OF BOX WITH PEA GRAVEL
11. NATIVE SOIL
12. FILTER FABRIC - COVER ALL BOX HOLES
* 1/2" IN TURF AREAS, 1" IN SHRUB AREAS

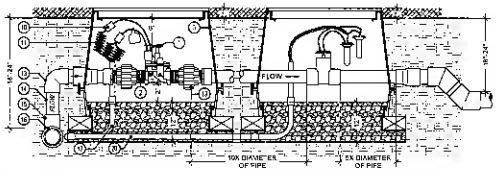
P AIR/VACUUM RELIEF VALVE
NOT TO SCALE



NOTE
ALL GROUNDING REQUIREMENTS FOR CONTROLLER ASSEMBLIES SHALL CONFORM TO LOCAL ELECTRICAL CODES. GROUNDING ROD REQUIRED AT MIN.

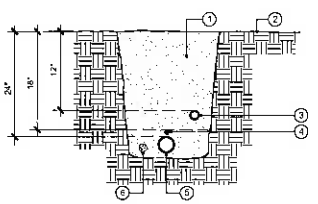
LEGEND
1. 18" TOP ENTRY CONTROLLER ASSEMBLY NEMA 3R RAINPROOF ENCLOSURE (UL LISTED)
2. CONTROLLER PER LEGEND
3. POWER SWITCH/GFI RECEPTACLE.
4. MASTER VALVE RELAY ASSEMBLY OR PUMP START RELAY ASSEMBLY (OPTIONAL)
5. TERMINAL BOARD
6. REMOTE RECEIVER CONNECTOR (OPTIONAL)
7. 1" PVC CONDUIT FOR 120 VAC FROM METERED POWER SUPPLY.
8. PVC CONDUIT FOR CONTROL WIRES SIZE AS REQUIRED
9. 1" PVC CONDUIT FOR CAT 6 ETHERNET CABLE. REFER TO ELECTRICAL PLANS
10. 1" PVC CONDUIT FOR FLOW SENSOR CABLE PAIGE CABLE (IF APPL.) PAIGE P-7162 -D
11. POURED CONCRETE BASE
12. 3/8" Ø HILTI KB-TZ W/ 2" EMBED, INSTALL PER ICC ESR 1917. USE IN CONCLUSION W/ LOCK WASHER. (4 TOTAL)

L CONTROLLER DETAIL
NOT TO SCALE



LEGEND
1. REMOTE CONTROL VALVE PER IRRIGATION LEGEND
2. 2" - 90 PVC THREADED NIPPLE (5 REQUIRED).
3. RECTANGULAR VALVE BOX (RAINBIRD VB-ST24H) HEAT BRAND "FLOW" IN 2" HIGH BLOCK LETTERS
4. FINISH GRADE
5. SCH. 80 MALE ADAPTER (SIZE PER VALVE)
6. SCH 40 PVC 45 DEGREE ELL
7. SCH 40 PVC 45 DEGREE ELL (RUSH UP TO LATERAL LINE PLAN SIZE)
8. RECTANGULAR BOX EXT. (RAINBIRD VB-ST24-B) SNAP TO UPPER BOX.
9. COMMON BRICK SUPPORTS (4 REQUIRED)
10. WATER PROOF WIRE CONNECTORS (2 REQUIRED)
11. #14 UF WIRES TO CONTROLLER (COLOR CODED)
12. I.D. TAG WITH STATION NUMBER PRINTED ON IT (CHRISTY'S #ID-STD-Y1)
13. SCH 40 PVC 90 SIZE PER MAIN. REFER TO PLAN)
14. RISER (SIZE PER MAIN REFER TO PLAN)
15. SCH 80 PVC TEE (OUTLET TO BE CAPABLE OF 2 VALVES @ 1 TIME MIN OR MAIN SIZE PER PLAN WHICHEVER IS GREATER)
16. MAINLINE PIPING (REFER TO PLAN)
17. 3/4" GRAVEL DEPTH AS NOTED
18. COMPACTED NATIVE SOIL
19. SCH 80 UNION (2 REQUIRED; LINE SIZE (T-T)
20. FILTER FABRIC - ENSURE ALL VALVE BOX HOLES ARE COVERED
* 1/2" IN TURF AREAS, 1" IN SHRUB AREAS

H MASER VALVE AND FLOW SENSOR
NOT TO SCALE



LEGEND
1. CLEAN SOIL BACKFILL. SEE SPECS
2. FINISHED GRADE
3. PVC NON-PRESSURE LATERAL LINE.
4. COPPER TRACER WIRE
5. PVC PRESSURE PVC MAINLINE
6. CONTROLLER WIRING TAPE @ 10' O.C

NOTE
1. LATERAL LINE COVER SHALL BE NO MORE THAN 5'
2. MAIN LINE COVER SHALL BE 18" FOR LINES 2 1/2" AND LESS THAN 24" FOR LINES 2 1/2" AND LARGER
3. PIPE AND WIRE SLEEVES MIN COVER SHALL BE 24"

D TRENCHING
NOT TO SCALE

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CONSULTANT
INTEGRATED DESIGN GROUP, LLP.

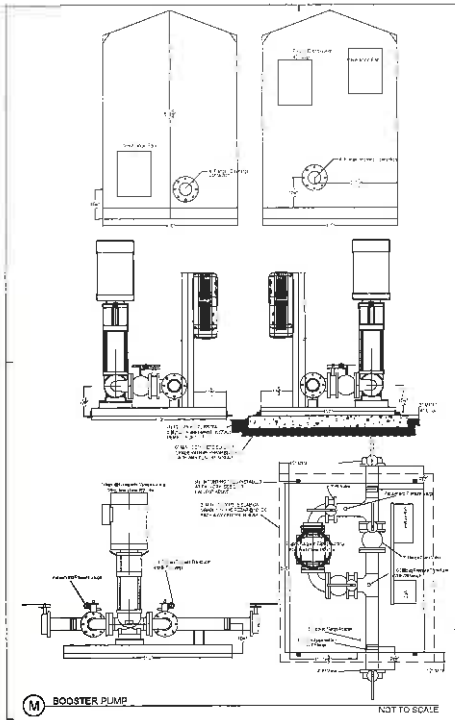
APPL
AC FLS SS
DATE

NO	DATE	BY	DESCRIPTION
1			REVISIONS

DRAWN: JS
CHECKED: BMP
DATE: 04/07/17
SCALE: N T S
PROJECT NUMBER: 1615100

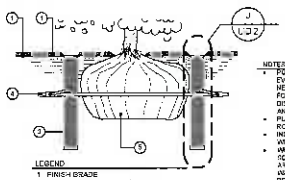
LANDSCAPE IRRIGATION DETAILS

DRAWING NUMBER: LID.1



M BOOSTER PUMP

NOT TO SCALE

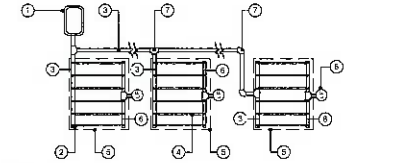


NOTES
- POSITION 3-5 UNITS (OR MORE) EVENLY SPACED AROUND PLANT FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
- PLACE A MIN OF 12" AWAY FROM ROOTBALL.
- INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
- WHEN INSTALLING IN HARD OR CLAY SOILS ADD 3/4" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
- ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

LEGEND
1. FINISH GRADE
2. MULCH PER PLANTING PLAN
3. RWS PER LEGEND
4. LATERAL LINE
5. ROOTBALL

1 RWS INSTALL

NOT TO SCALE



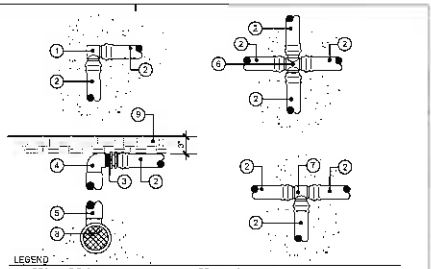
LEGEND
1. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
2. TECHLINE START CONNECTION MALE ADAPTER
3. PVC SUPPLY HEADER. SIZE PER PLAN. 3/4" MINIMUM
4. TECHLINE CV TUBING
5. ISLAND PERIMETER.
6. PVC FOOTER. SIZE PER PLAN. 3/4" MINIMUM
7. PVC TEE OR PVC ELL.
8. MANUAL LINE FLUSHING VALVE PLUMBED TO TECHLINE



LEGEND
1. FINISHED GRADE
2. NETAFIM TECHLINE CV

E DRIP ISLAND LAYOUT

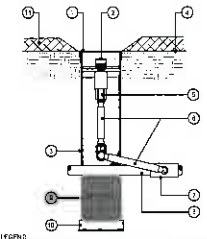
NOT TO SCALE



LEGEND
1. TECHLINE ELBOW
2. TECHLINE TUBING
3. TECHLINE 3/4" MALE ADAPTER.
4. PVC ELL
5. 3/4" PVC PIPING.
6. TECHLINE CROSS.
7. TECHLINE TEE
8. PVC HEADER/ FOOTER. SIZE PER PLAN
9. FINISHED GRADE

A DRIP START CONNECTION

NOT TO SCALE

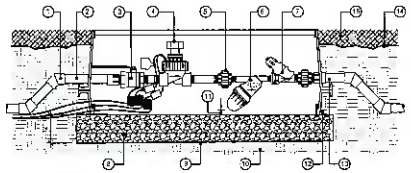


NOTES
- 4" GRATE IS ALSO AVAILABLE IN PURPLE (RWS-GRATE-P) TEU IN RECYCLED APPLICATIONS
- SAND SOCK (RWS-SOCK) IS 34" IN LENGTH. CUT TO LENGTH NEEDED TO COVER MESH BASKET AREA.
- WHEN INSTALLING IN CLAY SOILS ADD 3/4" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
- ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

LEGEND
1. 4" LOCKING GRATE (INCLUDED)
2. BUBBLER, RAIN BIRD M12 0.50 GPM (INCLUDED)
3. ROOT WATERING SYSTEM PER LEGEND
4. FINISHED GRADE.
5. CHECK VALVE (INCLUDED)
6. 1/2" POLY SWING PIPE ASSEMBLE (INCLUDED)
7. PVC TEE
8. PVC LATERAL LINE (SIZE PER PLAN)
9. 4" X 36" LONG RIGID BASKET WEAVE CANISTER (INCLUDED).
10. GRATE BOTTOM
11. MULCH PER PLANTING PLANS

J RWS BLOW-UP

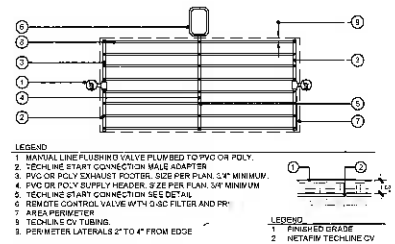
NOT TO SCALE



LEGEND
1. SCH 58 PVC 45 DEGREE FITTING
2. PVC MAINLINE.
3. BRASS BALL VALVE (LINE SIZE) LAY ON SIDE FOR EASE OF USE.
4. RC VALVE PER LEGEND W/ ID TAG.
5. SCH. 80 UNION (2)
6. NETAFIM DISC FILTER. FACE DOWN
7. NETAFIM 45 PSI REGULATOR
8. 12" DEEP 3/4" GRAVEL SUMP
9. LANDSCAPE FABRIC PER SPECS. FULLY INCASE SUMP AND BOX SIDES.
10. COMPACTED NATIVE
11. 3" MINIMUM CLEARANCE
12. RAINBIRD JUMBO MODEL VB-JMB-H W/ VB-JMB-B FOR DEEP INSTALLATION ADJUST SIZE AS NEEDED INFIELD SNAP BOTTOM OF UPPER BOX ONTO BOTTOM OF LOWER BOX
13. PVC LATERAL LINE
14. FINISH GRADE.
15. MULCH PER PLANTING PLAN.

F DRIP VALVE W/ PRES. REGULATOR

NOT TO SCALE

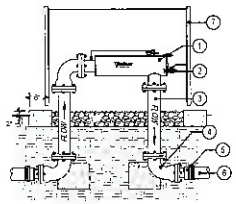


LEGEND
1. MANUAL LINE FLUSHING VALVE PLUMBED TO PVC OR POLY.
2. TECHLINE START CONNECTION MALE ADAPTER
3. PVC OR POLY EXHAUST FOOTER. SIZE PER PLAN. 3/4" MINIMUM.
4. PVC OR POLY SUPPLY HEADER. SIZE PER PLAN. 3/4" MINIMUM
5. TECHLINE START CONNECTION SEE DETAIL
6. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
7. AREA PERIMETER
8. TECHLINE CV TUBING.
9. PERIMETER LATERALS 2" TO 4" FROM EDGE

LEGEND
1. FINISHED GRADE
2. NETAFIM TECHLINE CV

B DRIP CENTER FEED

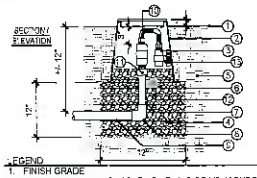
NOT TO SCALE



LEGEND
1. FILTER PER IRRIGATION LEGEND
2. BALL VALVE FOR FLUSHING FILTER.
3. DUCTILE IRON FLANGED SPOOL. SIZE PER MAINLINE SIZE
4. DUCTILE IRON FLANGED 90° FITTING
5. LEEMCO #SR-F6 SELF RESTRAINED FLANGE ADAPTER WITH BELL END - SIZE PER VALVE AND MAINLINE PIPING (2 REQUIRED)
6. PVC MAINLINE PER LEGEND
7. VIT PRODUCTS, SMOOTH TOUCH SS ENCLOSURE, POWDER COAT GREEN

K SCREEN FILTER

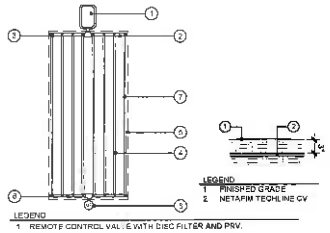
NOT TO SCALE



LEGEND
1. FINISH GRADE
2. 10" ROUND BOX W/ PURPLE LID (RAINBIRD VB-10RNDP-L) HEAT BRAND 1 1/2" ON LID IN 2" HIGH BLOCK LETTERS
3. PVC BALL VALVE PER LEGEND
4. FILL BASE WITH 3/4" GRAVEL
5. NATIVE SOIL
6. 3/4" GRAVEL COMPACTED
7. 3/4" SCH 40 PVC PURPLE PIPE (LENGTH AS REQUIRED)
8. SCH 40 90 SXS
9. 3/4" LINE TO FLUSH PURPLE HEADER PIPING
10. (2) 3/4" MARLEX STREET ELL WITH FLEXIBLE PIPE
11. SCH 80 MALE ADAPTER
12. FILTER FABRIC
13. 12" MIN RAINBIRD SPX-FLEX100 W/ (2) SBA-050
14. 2" IN SHRUB/ MULCH AREAS

G FLUSH VALVE

NOT TO SCALE



LEGEND
1. FINISHED GRADE
2. NETAFIM TECHLINE CV

LEGEND
1. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV.
2. PVC OR POLY SUPPLY HEADER.
3. TECHLINE START CONNECTION MALE ADAPTER.
4. TECHLINE CV TUBING
5. AREA PERIMETER
6. PVC OR POLY EXHAUST HEADER
7. PERIMETER LATERALS 2" TO 4" FROM EDGE
8. MANUAL LINE FLUSHING VALVE PLUMBED TO PVC OR POLY

C DRIP END FEED

NOT TO SCALE



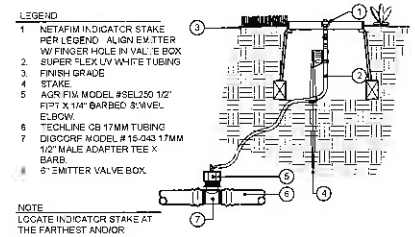
COMMENT LEGEND

O

NOT TO SCALE

L

NOT TO SCALE

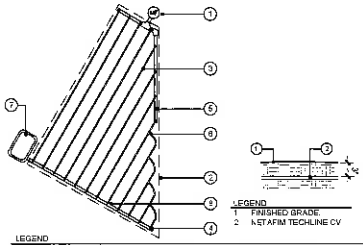


LEGEND
1. NETAFIM INDICATOR STAKE PER LEGEND. ALIGN EMITTER W/ FINGER HOLE IN VALVE BOX
2. SUPER FLEX UV WHITE TUBING
3. FINISH GRADE
4. STAKE.
5. AGRIFIM MODEL #SEL250 1/2" FIPT X 1/4" BARBED SWIVEL ELBOW.
6. TECHLINE CB 17MM TUBING
7. DIGCORP MODEL # 15-043 17MM 1/2" MALE ADAPTER TEE X BARB.
8. 5" EMITTER VALVE BOX.

NOTE
LOCATE INDICATOR STAKE AT THE FARTHEST AND/OR HIGHEST POINT OF THE ZONE

H INDICATOR STAKE

NOT TO SCALE



LEGEND
1. FINISHED GRADE.
2. NETAFIM TECHLINE CV

LEGEND
1. MANUAL LINE FLUSHING VALVE PLUMBED TO PVC OR POLY.
2. AREA PERIMETER
3. TECHLINE CV TUBING
4. TECHLINE START CONNECTION
5. EXHAUST FOOTER
6. TECHLINE TEE.
7. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
8. SUPPLY HEADER.

D DRIP IRREGULAR LAYOUT

NOT TO SCALE

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NEW K8 CAMPUS

TEMECULA VALLEY CHARTER SCHOOL

34155 WINCHESTER ROAD, WINCHESTER CA

CONSULTANT

INTEGRATED DESIGN GROUP, LLP.
Landscape Architecture & Planning

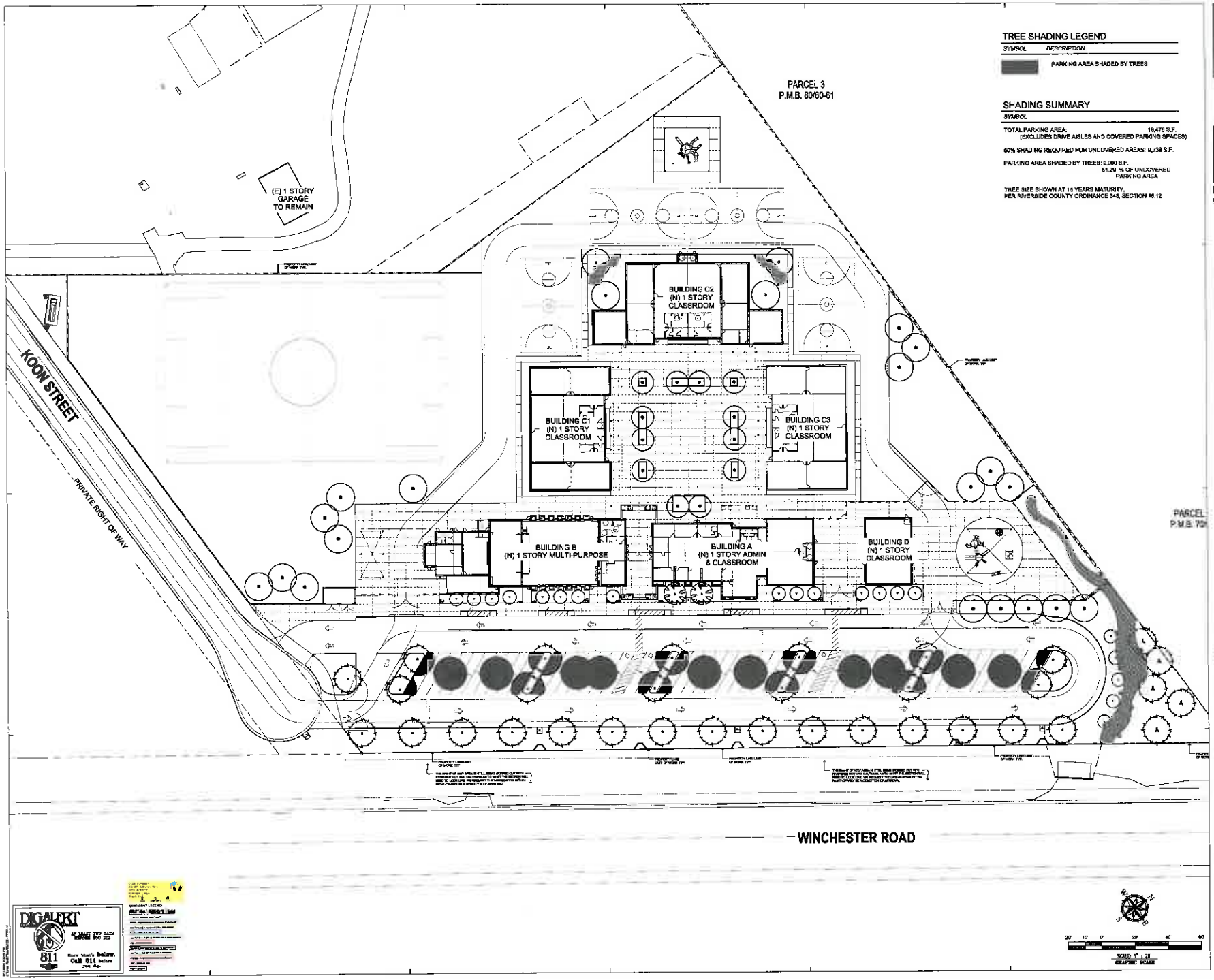
FILE:
APPL
AC FLS SS
DATE

NO	DATE	BY	DESCRIPTION
2			REVISIONS

DRAWN: JJ	CHECKED: BMP
DATE: 04/07/17	SCALE: N.T.S.
PROJECT NUMBER: 1615100	

LANDSCAPE IRRIGATION DETAILS

DRAWING NUMBER: LID.2



TREE SHADING LEGEND

SYMBOL	DESCRIPTION
	PARKING AREA SHADED BY TREES

SHADING SUMMARY

SYMBOL

TOTAL PARKING AREA: 19,476 S.F.
(EXCLUDES DRIVE AISLES AND COVERED PARKING SPACES)

50% SHADING REQUIRED FOR UNCOVERED AREAS: 9,738 S.F.

PARKING AREA SHADED BY TREES: 9,890 S.F.
51.29 % OF UNCOVERED PARKING AREA

TREE SIZE SHOWN AT 15 YEARS MATURITY,
PER RIVERSIDE COUNTY ORDINANCE 348, SECTION 18.12

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NEW K8 CAMPUS

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CONSULTANT

INTEGRATED DESIGN GROUP, LLC

APPL

NO	DATE	BY	DESCRIPTION
			REVISIONS

DRAWN: JV | CHECKED: BMP

DATE: 04/07/17 | SCALE: 1" = 20'-0"

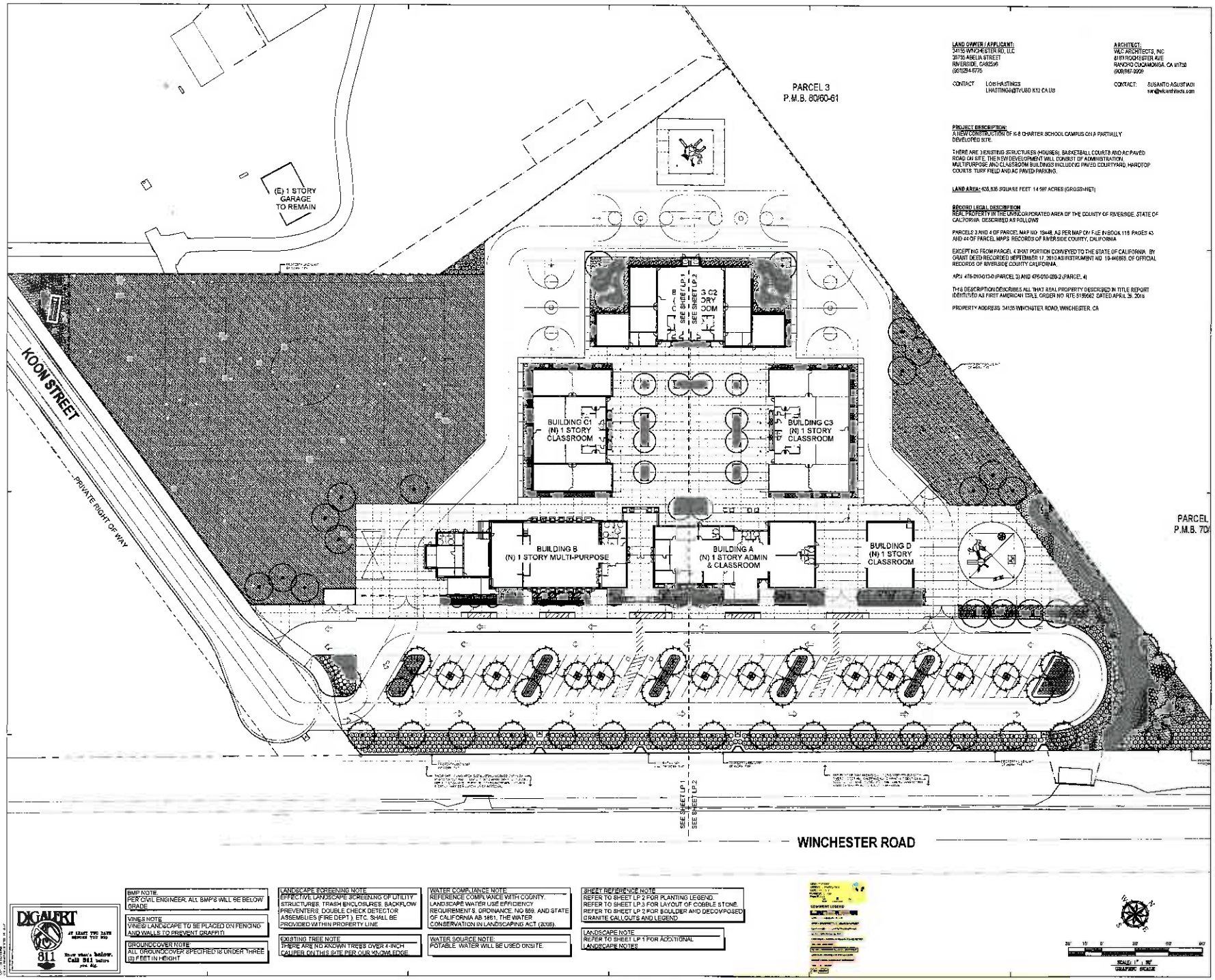
PROJECT NUMBER: 1815100

LANDSCAPE SHADE PLAN

DRAWING NUMBER: LSP.1

DIGALERT 811 Know what's below. Call 811 before you dig.

SCALE: 1" = 20'
GRAPHIC SCALE



LAND OWNER / APPLICANT:
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CONTACT: LOIS HASTINGS
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(909)987-0909

CONTACT: SUSANTO AGUSTIADI
sa@wlcarchitects.com

PROJECT DESCRIPTION:
A NEW CONSTRUCTION OF K-8 CHARTER SCHOOL CAMPUS ON A PARTIALLY DEVELOPED SITE.

THERE ARE 3 EXISTING STRUCTURES (HOUSES), BASKETBALL COURTS AND AC PAVED ROAD ON SITE. THE NEW DEVELOPMENT WILL CONSIST OF ADMINISTRATION, MULTIPURPOSE AND CLASSROOM BUILDINGS INCLUDING PAVED COURTYARD, HARDTOP COURTS, TURF FIELD AND AC PAVED PARKING.

LAND AREA: 609,836 SQUARE FEET 14.597 ACRES (GROSS=NET)

RECORD LEGAL DESCRIPTION
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS

PARCELS 3 AND 4 OF PARCEL MAP NO. 19448, AS PER MAP ON FILE IN BOOK 118, PAGES 43 AND 44 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

EXCEPTING FROM PARCEL 4 THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY GRANT DEED RECORDED SEPTEMBER 17, 2010 AS INSTRUMENT NO. 10-440669, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 476-010-013-0 (PARCEL 3) AND 476-010-059-2 (PARCEL 4)

THE DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS FIRST AMERICAN TITLE, ORDER NO. RTE-5195562, DATED APRIL 26, 2016

PROPERTY ADDRESS: 34155 WINCHESTER ROAD, WINCHESTER, CA

BMP NOTE:
PER CIVIL ENGINEER, ALL BMPS WILL BE BELOW GRADE.

VINES NOTE:
VINES / LANDSCAPE TO BE PLACED ON FENCING AND WALLS TO PREVENT GRAFFITI.

GROUNDCOVER NOTE:
ALL GROUNDCOVER SPECIFIED IS UNDER THREE (3) FEET IN HEIGHT.

LANDSCAPE SCREENING NOTE:
EFFECTIVE LANDSCAPE SCREENING OF UTILITY STRUCTURES, TRASH ENCLOSURES, BACKFLOW PREVENTERS, DOUBLE CHECK DETECTOR ASSEMBLIES (FIRE DEPT.), ETC. SHALL BE PROVIDED WITHIN PROPERTY LINE.

EXISTING TREE NOTE:
THERE ARE NO KNOWN TREES OVER 4-INCH CALIPER ON THIS SITE PER OUR KNOWLEDGE.

WATER COMPLIANCE NOTE:
REFERENCE COMPLIANCE WITH COUNTY LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS, ORDINANCE NO. 859, AND STATE OF CALIFORNIA AB 1881, THE WATER CONSERVATION IN LANDSCAPING ACT (2006).

WATER SOURCE NOTE:
POTABLE WATER WILL BE USED ONSITE.

SHEET REFERENCE NOTE:
REFER TO SHEET LP 2 FOR PLANTING LEGEND.
REFER TO SHEET LP 3 FOR LAYOUT OF COBBLE STONE.
REFER TO SHEET LP 2 FOR BOULDER AND DECOPOSED GRANITE CALLOUTS AND LEGEND.

LANDSCAPE NOTE:
REFER TO SHEET LP 1 FOR ADDITIONAL LANDSCAPE NOTES.

DIGALERT 811 — AT LEAST TWO DAYS BEFORE YOU DIG — Know what's below. Call 811 before you dig.

SCALE: 1" = 30'-0"
GRAPHIC SCALE

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CONSULTANT

INTEGRATED DESIGN GROUP, LLP

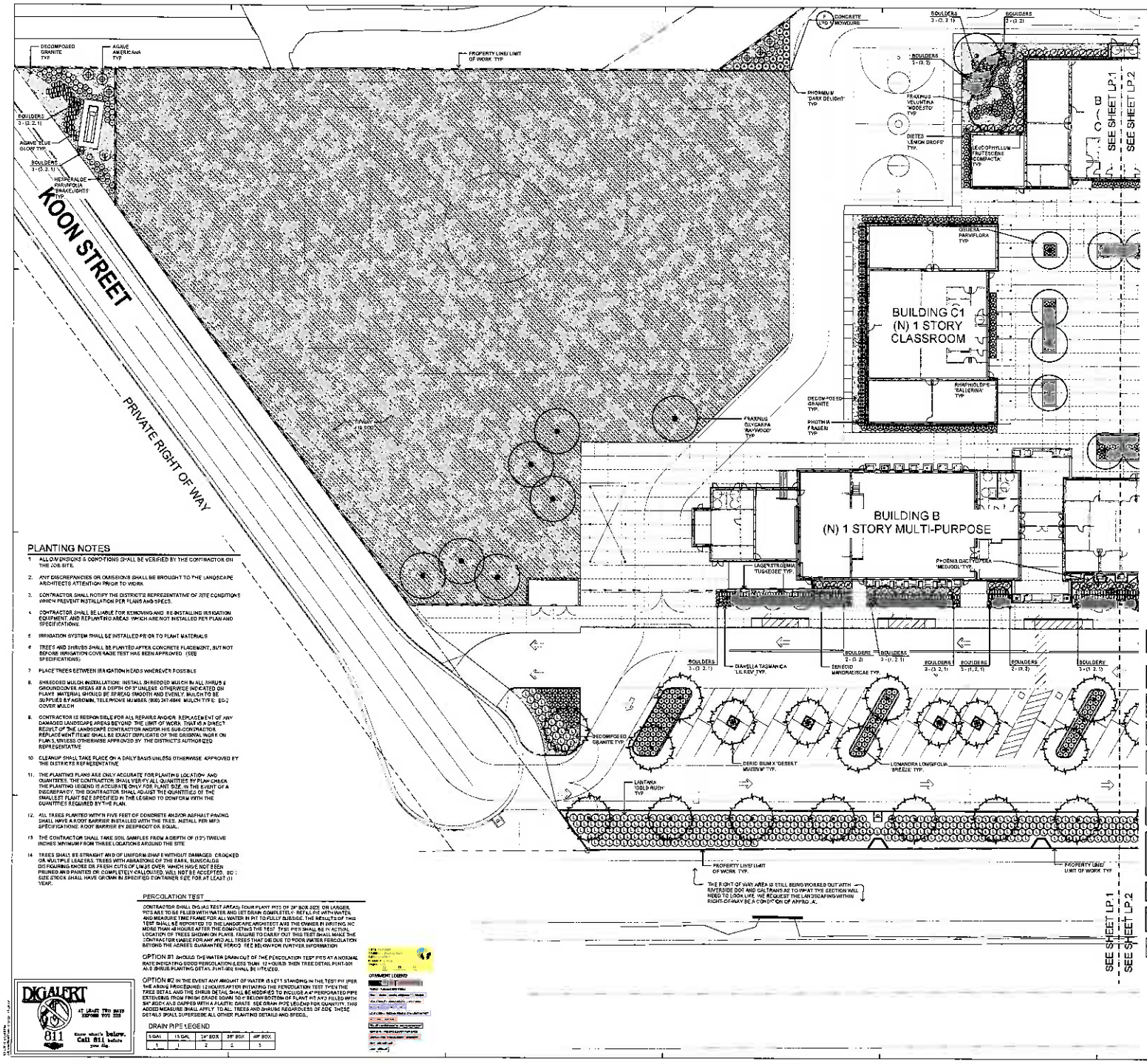
FILE: APPL

NO	DATE	BY	DESCRIPTION
1			REVISIONS

DRAWN: JV | CHECKED: BMP
DATE: 04/07/17 | SCALE: 1" = 30'-0"
PROJECT NUMBER: 1615100

OVERALL LANDSCAPE PLANTING PLAN

DRAWING NUMBER: **LP.A**



PLANTING NOTES

1. ALL DIMENSIONS & CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE.
2. ANY DISCREPANCIES OR OMISSIONS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO WORK
3. CONTRACTOR SHALL NOTIFY THE DISTRICT'S REPRESENTATIVE OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECS.
4. CONTRACTOR SHALL BE LIABLE FOR REMOVING AND RE-INSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
5. IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIALS
6. TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST HAS BEEN APPROVED. (SEE SPECIFICATIONS)
7. PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE
8. SHREDDED MULCH INSTALLATION: INSTALL SHREDDED MULCH IN ALL SHRUB & GROUNDCOVER AREAS AT A DEPTH OF 3" UNLESS OTHERWISE INDICATED ON PLANS. MATERIAL SHOULD BE SPREAD SMOOTH AND EVENLY. MULCH TO BE SUPPLIED BY AGROMIN, TELEPHONE NUMBER (909) 247-4844. MULCH TYPE: EG-2 COVER MULCH
9. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, THAT IS A DIRECT RESULT OF THE LANDSCAPE CONTRACTOR AND/OR HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATE OF ORIGINAL INSTALLATION ON PLANS, UNLESS OTHERWISE APPROVED BY THE DISTRICT'S AUTHORIZED REPRESENTATIVE
10. CLEANUP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE DISTRICT'S REPRESENTATIVE
11. THE PLANTING PLANS ARE ONLY ACCURATE FOR PLANTING LOCATION AND QUANTITIES. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BY PLAN CHECK. THE PLANTING LEGEND IS ACCURATE ONLY FOR PLANT SIZE. IN THE EVENT OF A DISCREPANCY, THE CONTRACTOR SHALL ADJUST THE QUANTITIES OF THE SMALLEST PLANT SIZE SPECIFIED IN THE LEGEND TO CONFORM WITH THE QUANTITIES REQUIRED BY THE PLAN.
12. ALL TREES PLANTED WITHIN FIVE FEET OF CONCRETE AND/OR ASPHALT PAVING SHALL HAVE A ROOT BARRIER INSTALLED WITH THE TREE. INSTALL PER MFG SPECIFICATIONS. ROOT BARRIER BY DEEPROOT OR EQUAL.
13. THE CONTRACTOR SHALL TAKE SOIL SAMPLES FROM A DEPTH OF (12") TWELVE INCHES MINIMUM FROM THREE LOCATIONS AROUND THE SITE
14. TREES SHALL BE STRAIGHT AND OF UNIFORM SHAPE WITHOUT DAMAGED, CROOKED OR MULTIPLE LEADERS. TREES WITH ABRASIONS OF THE BARK, SUNSCALDS DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER WHICH HAVE NOT BEEN PRUNED AND PAINTED OR COMPLETELY CALLOUSED, WILL NOT BE ACCEPTED. BOX SIZE STOCK SHALL HAVE GROWN IN SPECIFIED CONTAINER SIZE FOR AT LEAST (1) YEAR.

PERCOLATION TEST

CONTRACTOR SHALL DIG (4) TEST AREAS, FOUR PLANT PITS OF 24" BOX SIZE OR LARGER. PITS ARE TO BE FILLED WITH WATER AND LET DRAIN COMPLETELY. REFILL PIT WITH WATER AND MEASURE TIME FRAME FOR ALL WATER IN PIT TO FULLY SUBSIDE. THE RESULTS OF THIS TEST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING NO MORE THAN 48 HOURS AFTER THE COMPLETING THE TEST. TYPES SHALL BE IN ACTIVAL LOCATION OF TREES SHOWN ON PLANS. FAILURE TO DARRY OUT THIS TEST SHALL MAKE THE CONTRACTOR LIABLE FOR ANY AND ALL TREES THAT DIE DUE TO POOR WATER PERCOLATION BEYOND THE AGREED GUARANTEE PERIOD. SEE BELOW FOR FURTHER INFORMATION

OPTION #1: SHOULD THE WATER DRAIN OUT OF THE PERCOLATION TEST PITS AT A NORMAL RATE INDICATING GOOD PERCOLATION (LESS THAN 12 HOURS) THEN TREE DETAIL PLNT-001 AND SHRUB PLANTING DETAIL PLNT-002 SHALL BE UTILIZED.

OPTION #2: IN THE EVENT ANY AMOUNT OF WATER IS LEFT STANDING IN THE TEST PIT (PER THE ABOVE PROCEDURE) 12 HOURS AFTER INITIATING THE PERCOLATION TEST THEN THE TREE DETAIL AND THE SHRUB DETAIL SHALL BE MODIFIED TO INCLUDE A 4" PERFORATED PIPE EXTENDING FROM FINISH GRADE DOWN TO 6" BELOW BOTTOM OF PLANT PIT AND FILLED WITH 3/4" ROCK AND CAPPED WITH A PLASTIC GRATE. SEE DRAIN PIPE LEGEND FOR QUANTITY. THIS ADDED MEASURE SHALL APPLY TO ALL TREES AND SHRUBS REGARDLESS OF SIZE. THESE DETAILS SHALL SUPERSEDE ALL OTHER PLANTING DETAILS AND SPECS.

DRAIN PIPE LEGEND

5 GAL	15 GAL	24" BOX	36" BOX	48" BOX
1	1	2	3	5

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ALL GROUNDCOVER SHRUBS SPECIFIED IS UNDER THREE (3) FEET IN HEIGHT

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SLOPE NOTE:
CONTRACTOR SHALL INSTALL JUTE NETTING ON ALL SLOPES 3:1 AND GREATER.

SHEET REFERENCE NOTE:
REFER TO SHEET LP.2 FOR LAYOUT OF COBBLE STONE. REFER TO SHEET LP.2 FOR BOULDER AND DECOMPOSED GRANITE CALLOUTS AND LEGEND

PLANTING LEGEND AND PLANTING NOTE
REFER TO SHEET LP.2 FOR PLANTING LEGEND

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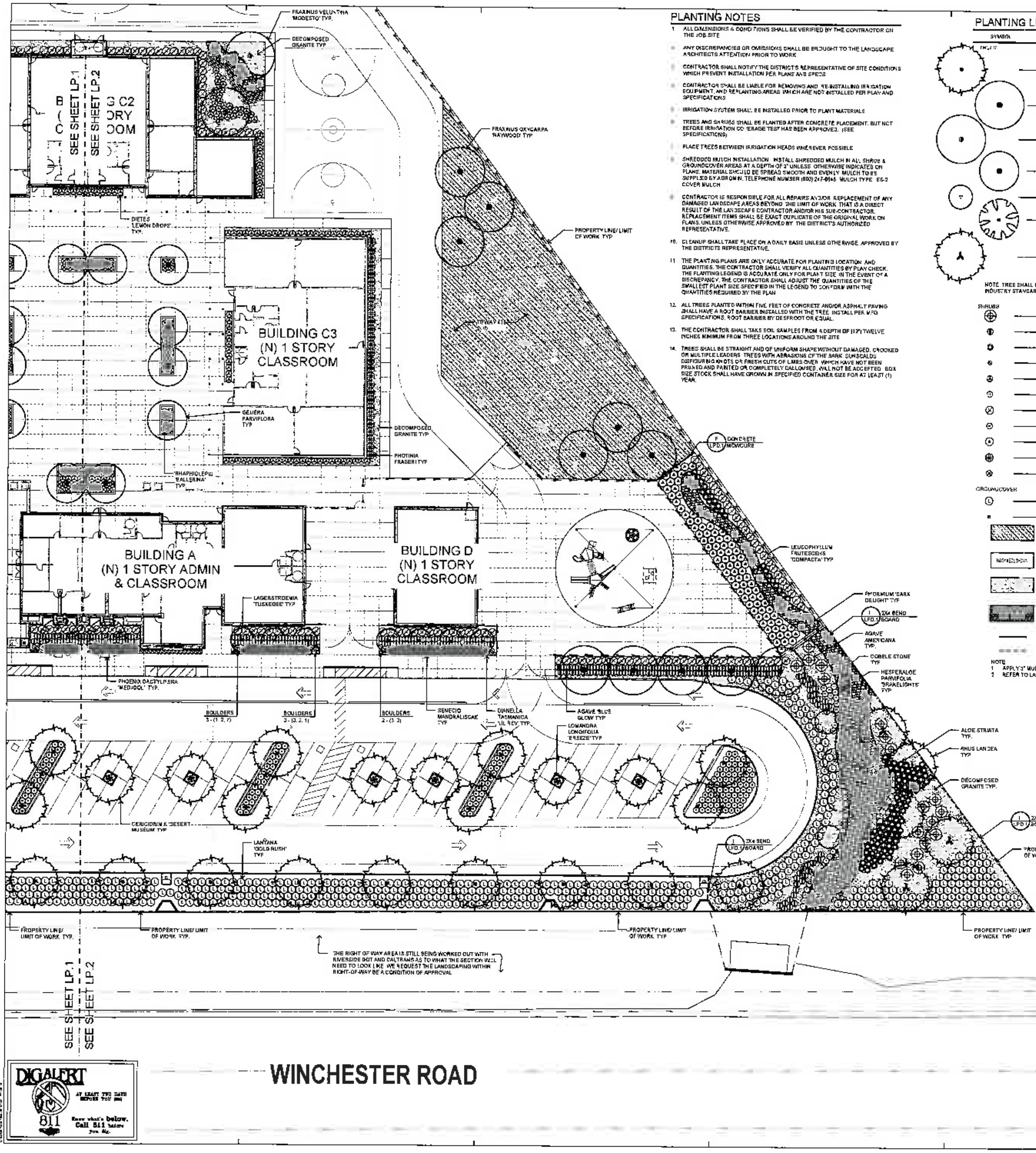
LANDSCAPE PLANTING PLAN SEGMENT 1

DRAWING NUMBER: LP.1



PLANTING NOTES

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CONTRACTOR SHALL BE LIABLE FOR REMOVING AND RE-INSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS

IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIALS

TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST HAS BEEN APPROVED. (SEE SPECIFICATIONS)

PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE

SHREDDED MULCH INSTALLATION: INSTALL SHREDDED MULCH IN ALL SHRUB & GROUNDCOVER AREAS AT A DEPTH OF 3" UNLESS OTHERWISE INDICATED ON PLANS. MATERIAL SHOULD BE SPREAD SMOOTH AND EVENLY. MULCH TO BE SUPPLIED BY AGROMIN, TELEPHONE NUMBER (800) 247-6946. MULCH TYPE: ES-2 COVER MULCH

CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK THAT IS A DIRECT RESULT OF THE LANDSCAPE CONTRACTOR AND/OR HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATE OF THE ORIGINAL WORK ON PLANS, UNLESS OTHERWISE APPROVED BY THE DISTRICT'S AUTHORIZED REPRESENTATIVE.

10. CLEANUP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE DISTRICT'S REPRESENTATIVE.

11. THE PLANTING PLANS ARE ONLY ACCURATE FOR PLANTING LOCATION AND QUANTITIES. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BY PLAN CHECK. THE PLANTING LEGEND IS ACCURATE ONLY FOR PLANT SIZE. IN THE EVENT OF A DISCREPANCY, THE CONTRACTOR SHALL ADJUST THE QUANTITIES OF THE SMALLEST PLANT SIZE SPECIFIED IN THE LEGEND TO CONFORM WITH THE QUANTITIES REQUIRED BY THE PLAN

12. ALL TREES PLANTED WITHIN FIVE FEET OF CONCRETE AND/OR ASPHALT PAVING SHALL HAVE A ROOT BARRIER INSTALLED WITH THE TREE. INSTALL PER MFG SPECIFICATIONS. ROOT BARRIER BY DEEPROOT OR EQUAL.

13. THE CONTRACTOR SHALL TAKE SOIL SAMPLES FROM A DEPTH OF (12") TWELVE INCHES MINIMUM FROM THREE LOCATIONS AROUND THE SITE

14. TREES SHALL BE STRAIGHT AND OF UNIFORM SHAPE WITHOUT DAMAGED, CROOKED OR MULTIPLE LEADERS. TREES WITH ABRASIONS OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER 1" WHICH HAVE NOT BEEN PRUNED AND PAINTED OR COMPLETELY CALLOUSED, WILL NOT BE ACCEPTED. BOX SIZE STOCK SHALL HAVE GROWN IN SPECIFIED CONTAINER SIZE FOR AT LEAST (1) YEAR.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS	QTY	WUCOLS ZONE 4	DETAIL
TREES								
	CERCIDIUM X 'DESERT MUSEUM'	PALO VERDE	24" BOX	PER PLAN	STANDARDS - MATCHED	+/- 31	LOW	E / LPD.1
	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	PER PLAN	STANDARDS - MATCHED	+/- 16	MEDIUM	E / LPD.1
	FRAXINUS VELUTINA 'MODESTO'	MODESTO ASH	24" BOX	PER PLAN	STANDARDS - MATCHED	+/- 4	MEDIUM	E / LPD.1
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	PER PLAN	STANDARDS - MATCHED	+/- 13	MEDIUM	E / LPD.1
	LAGERSTROEMIA 'TUSKEGEE'	CRAPE MYRTLE	36" BOX	PER PLAN	LOW BRANCHING MULTI-TRUNK	+/- 20	MEDIUM	D-E / LPD.1
	PHOENIX DACTYLIFERA 'MEDJOOL'	DATE PALM	20' BTF	PER PLAN	CLEAN BROWN TRUNKS SKINNED TO 5' FROM GROWTH TIP, MATCHING HEIGHT	+/- 2	LOW	D-E / LPD.1
	RHUS LANCEA	AFRICAN SUMAC	24" BOXED	PER PLAN	STANDARDS - MATCHED	+/- 5	LOW	E / LPD.1

NOTE: TREE SHALL BE FREE OF SURFACE ROOTS, TRUNK SHALL BE STRAIGHT IN NATURE AND BALANCED AND PALMS SKINNED IN INDUSTRY STANDARD METHOD PRIOR TO DELIVERY. SIZES SHOWN ARE MINIMUM SIZES MEASURED AS SET FORTH IN ANSI Z60

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS	QTY	WUCOLS ZONE 4	DETAIL
SHRUBS								
	AGAVE AMERICANA	CENTURY PLANT	5 GALLON	72" O.C.	TRIANGULAR SPACING	+/- 25	LOW	B / LPD.1
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GALLON	36" O.C.	TRIANGULAR SPACING	+/- 300	LOW	B / LPD.1
	ALOE STRIATA	CORAL ALOE	1 GALLON	36" O.C.	TRIANGULAR SPACING	+/- 130	LOW	B / LPD.1
	DIANELLA TASMANICA 'LIL REV'	LITTLE REV FLAX LILY	1 GALLON	24" O.C.	TRIANGULAR SPACING	+/- 140	MEDIUM	B / LPD.1
	DIETES HYBRID 'LEMON DROPS'	FORTNIGHT LILY	5 GALLON	36" O.C.	TRIANGULAR SPACING	+/- 270	MEDIUM	B / LPD.1
	HESPERALOE PARVIFOLIA 'BRAKELIGHTS'	RED YUCCA	5 GALLON	36" O.C.	TRIANGULAR SPACING	+/- 85	LOW	B / LPD.1
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	TEXAS RANGER	5 GALLON	48" O.C.	TRIANGULAR SPACING	+/- 175	LOW	B / LPD.1
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GALLON	36" O.C.	TRIANGULAR SPACING	+/- 298	MEDIUM	B / LPD.1
	PHORMIUM 'DARK DELIGHT'	NEW ZEALAND FLAX	5 GALLON	48" O.C.	TRIANGULAR SPACING	+/- 102	MEDIUM	B / LPD.1
	PHOTINIA FRASERI	FRASER PHOTINIA	5 GALLON	48" O.C.	TRIANGULAR SPACING	+/- 58	MEDIUM	B / LPD.1
	RHAPHIOLEPIS 'BALLERINA'	INDIAN HAWTHORN	5 GALLON	36" O.C.	TRIANGULAR SPACING	+/- 118	MEDIUM	B / LPD.1
GROUNDCOVER								
	LANTANA 'GOLD RUSH'	DWARF TRAILING LANTANA	1 GALLON	48" O.C.	TRIANGULAR SPACING	+/- 542	LOW	A / LPD.1
	SENECIO MANDRALISCAE	KLEINIA	1 GALLON	18" O.C.	TRIANGULAR SPACING	+/- 487	MEDIUM	A / LPD.1
	TIFWAY 419 WEST COAST TURF PH: 818-893-7872	SOD			OCT. 1 - NOV. 1 CONTRACTOR SHALL OVER-SEED. NOV 1 - MAR. 15 ORDER PRE OVER-SEEDED BY SUPPLIER	+/- 81,088 S.F.		
	MULCH	SHREDDED MULCH INSTALLATION: INSTALL SHREDDED MULCH IN ALL SHRUB & GROUNDCOVER AREAS AT A DEPTH OF 3" UNLESS OTHERWISE INDICATED ON PLANS. MULCH TO BE SUPPLIED BY RECYCLED WOOD PRODUCTS (977) GROW-RWP. MULCH TYPE: MEDIUM GRIND SHREDDED REDWOOD						
	3" THICK, 3/8" MINUS DECOMPOSED GRANITE W/ SOIL STABILIZER IN ALL PLANTING AREAS	GAIL MATERIALS GAILE GOLD TEL. (951) 607-8402 TYPE AND COLOR TO BE APPROVED BY SCHOOL DISTRICT REPRESENTATIVE				+/- 19,891 S.F.		J / LPD.1
	4"-8" COBBLE STONE	SOUTHWEST BOULDER & STONE ARIZONA COBBLE TEL. 877-792-7625 TYPE AND COLOR TO BE APPROVED BY SCHOOL DISTRICT REPRESENTATIVE				+/- 3,044 S.F.		G / LPD.1
	6" X 6" CONCRETE MOWBAND	BROOM FINISH				+/- 85 L.F.		F / LPD.1
	2" X 6" BENDA BOARD	MENDOCINO REDWOOD				+/- 350 L.F.		I / LPD.1

NOTE
1. APPLY 3" MULCH TO ALL PLANTING AREAS WITHOUT DECOMPOSED GRANITE
2. REFER TO LANDSCAPE CONSTRUCTION PLAN FOR ALL DECOMPOSED GRANITE AREAS.

LANDSCAPE BOULDER LEGEND OF ABBREVIATIONS

BOULDER #	SIZE	TYPE/COLOR/MANUFACTURER	REFERENCE
1	1' X 2' X 3'	BOULDER/ COLOR: DESERT MARBLE SOUTHWEST BOULDER & STONE TEL. 877-792-7625	DETAIL H / LPD.1
2	2' X 4' X 3'	BOULDER/ COLOR: DESERT MARBLE SOUTHWEST BOULDER & STONE TEL: 877-792-7625	DETAIL H / LPD.1
3	3' X 3' X 3'	BOULDER/ COLOR: DESERT MARBLE SOUTHWEST BOULDER & STONE TEL. 877-792-7625	DETAIL H / LPD.1

BOULDER PLACEMENT (GROUPINGS) SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT

PERCOLATION TEST

CONTRACTOR SHALL DIG (AS TEST AREAS) FOUR PLANT PITS OF 24" BOX SIZE OR LARGER. PITS ARE TO BE FILLED WITH WATER AND LET DRAIN COMPLETELY; REFILL PIT WITH WATER AND MEASURE TIME FRAME FOR ALL WATER IN PIT TO FULLY SUBSIDE. THE RESULTS OF THIS TEST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING, NO MORE THAN 48 HOURS AFTER THE COMPLETING THE TEST. TEST PITS SHALL BE IN ACTUAL LOCATION OF TREES SHOWN ON PLANS. FAILURE TO CARRY OUT THIS TEST SHALL MAKE THE CONTRACTOR LIABLE FOR ANY AND ALL TREES THAT DIE DUE TO POOR WATER PERCOLATION BEYOND THE AGREED GUARANTEE PERIOD. SEE BELOW FOR FURTHER INFORMATION

OPTION #1 SHOULD THE WATER DRAIN OUT OF THE PERCOLATION TEST PITS AT A NORMAL RATE INDICATING GOOD PERCOLATION (LESS THAN 12 HOURS) THEN TREE DETAIL PLNT-003 AND SHRUB PLANTING DETAIL PLNT-002 SHALL BE UTILIZED.

OPTION #2 IN THE EVENT ANY AMOUNT OF WATER IS LEFT STANDING IN THE TEST PIT (PER THE ABOVE PROCEDURE) 12 HOURS AFTER INITIATING THE PERCOLATION TEST THEN THE TREE DETAIL AND THE SHRUB DETAIL SHALL BE MODIFIED TO INCLUDE A 4" PERFORATED PIPE EXTENDING FROM FINISH GRADE DOWN TO 6" BELOW BOTTOM OF PLANT PIT AND FILLED WITH 3/4" ROCK AND CAPPED WITH A PLASTIC GRATE. SEE DRAIN PIPE LEGEND FOR QUANTITY. THIS ADDED MEASURE SHALL APPLY TO ALL TREES AND SHRUBS REGARDLESS OF SIZE. THESE DETAILS SHALL SUPERSEDE ALL OTHER PLANTING DETAILS AND SPECS

DRAIN PIPE LEGEND

5 GAL	15 GAL	24" BOX	36" BOX	48" BOX
1	1	2	2	3

SHEET REFERENCE NOTE:
REFER TO SHEET LP.3 FOR LAYOUT OF COBBLE STONE
REFER TO SHEET LP.3 FOR BOULDER AND DECOMPOSED GRANITE CALLOUTS AND LEGEND.

SLOPE NOTE:
CONTRACTOR SHALL INSTALL JUTE NETTING ON ALL SLOPES 2:1 AND GREATER

SCALE: 1" = 20'
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Landscape Architecture & Planning

APPL
FILE
AC
FLS
SS
DATE

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			REVISIONS

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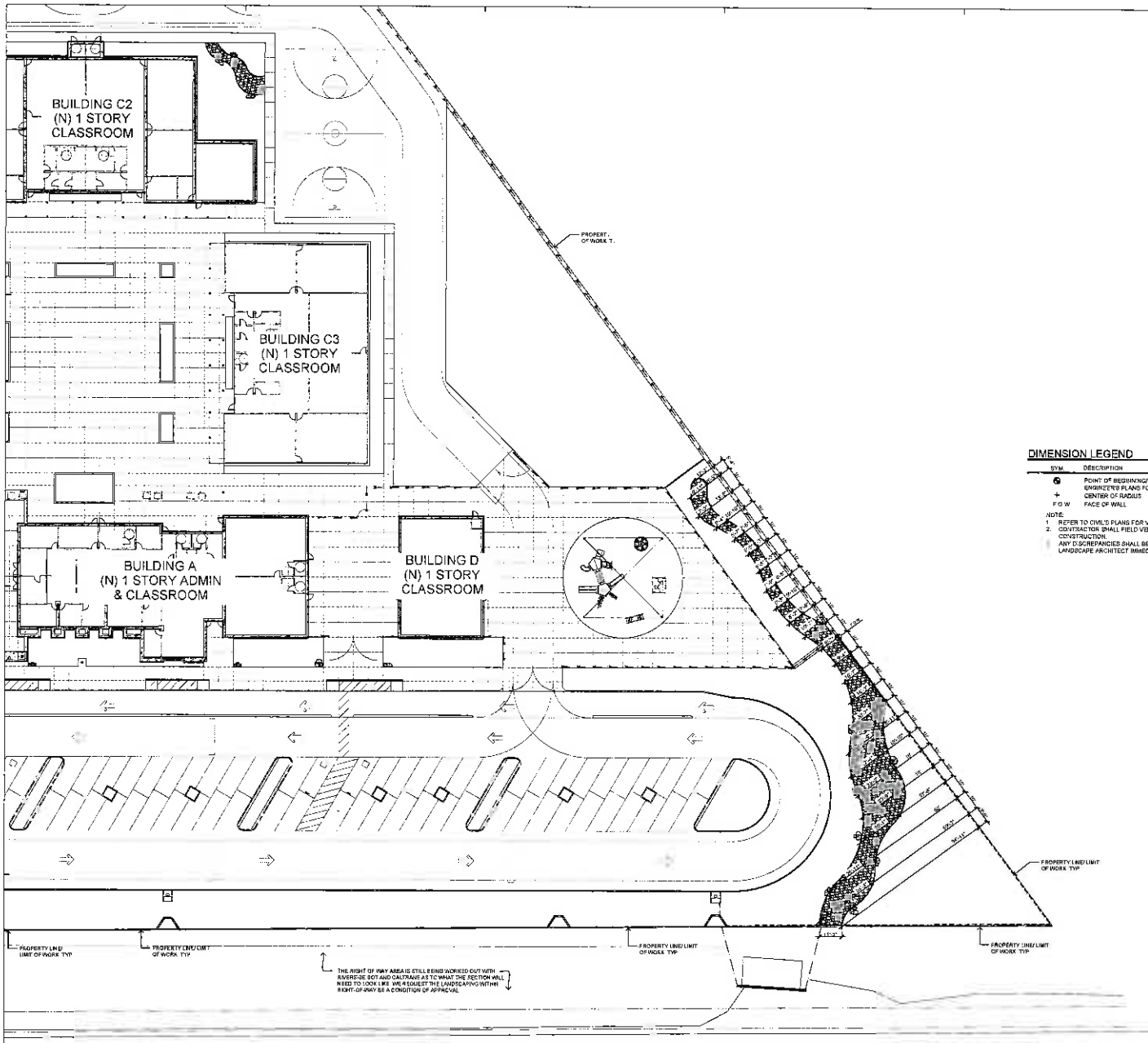
LANDSCAPE PLANTING PLAN SEGMENT 2

DRAWING NUMBER: LP.2



CONSTRUCTION NOTES

1. ALL FORMS AND ALIGNMENTS OF PAVING, LAYOUT, AND SPECIAL PAVING AREAS SHALL BE REVIEWED AND APPROVED BY THE AGENCY'S AUTHORIZED REPRESENTATIVE PRIOR TO POURING (GIVE A MINIMUM OF 48 HOURS NOTICE).
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED
3. CONTRACTOR SHALL NOTE AND INSTALL SLEEVE LOCATIONS SHOWN ON IRRIGATION PLANS IN EXCESS OF EXISTING SLEEVES PER AGENCY'S APPROVAL
4. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE 2006 EDITION OR LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS
5. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND AGENCY'S REPRESENTATIVE.
6. CONTRACTOR MUST CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES
7. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.
8. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED WORK. ALL BRACING, TEMPORARY SUPPORTS, SHORING, MASONRY, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DOES NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
9. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS
10. REFER TO SPECIFICATIONS FOR ANY ADDITIONAL INFORMATION

DIMENSION LEGEND

SYM.	DESCRIPTION
⊕	POINT OF BEGINNING/ DATUM POINT. SEE ARCHITECTS AND CIVIL ENGINEERS PLANS FOR COORDINATES
+	CENTER OF RADIUS
F.O.W	FACE OF WALL

NOTE:
1. REFER TO CIVILS PLANS FOR VERTICAL CONTROLS.
2. CONTRACTOR SHALL FIELD VERIFY ALL COMPONENTS PRIOR TO START OF CONSTRUCTION.
ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.

SLOPE NOTE:
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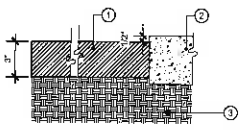
DATE: 04/07/17	SCALE: 1" = 20'-0"
PROJECT NUMBER: 1615100	

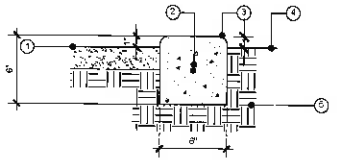
LANDSCAPE CONSTRUCTION LAYOUT

DRAWING NUMBER: LP.3



LEGEND
1. STABILIZED DECOMPOSED GRANITE 3/8" MINUS D.G. 3" TH.CK (COMPACTED) OVER WEED FABRIC.
2. CONCRETE PAVING (WHERE OCCURS).
3. COMPACTED SUBGRADE.

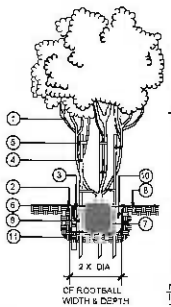
J) DECOMPOSED GRANITE — NOT TO SCALE



NOTE:
INSTALL EXPANSION JOINTS EVERY 15'-0" O.C.

LEGEND
1. 3/8" MINUS D.G. PAVING (3" THICK).
2. #4 BAR CONTINUOUS.
3. 1/2" RADIUS.
4. TURF OR SHRUB PLANTING FINISH GRADE " " IN TURF AREAS, 2" IN SHRUBS
5. 90% COMPACTED SUBGRADE.

F) MOWCURB — NOT TO SCALE

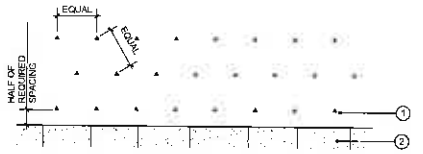


TRIPLE STAKE PLAN VIEW

LEGEND
1. MULTI-TRUNK TREE PER PLAN
2. WATERING BASIN TO BE REMOVED PRIOR TO END OF MAINTENANCE PERIOD (REMOVE BASIN IN TURF AREAS
3. DEEP ROOT WATERING SYSTEM, 2 PER TREE
4. (3) 2" DIAMETER X 10' LODGE POLE PINE STAKES INSTALL WIDER THAN ROOTBALL
5. CINCH TIE, SECURED TO STAKE WITH GALVANIZED NAILS.
6. CROWN TO BE 1" ABOVE FINISH GRADE.
7. ROOTBALL
8. FINISH GRADE.
9. PLANT PITS BACKFILL PER SPECS
10. PLANTING TABLET - PER SPECS
11. UNDISTURBED NATIVE SOIL

NOTE
INSTALL ARBOR GUARDS @ BASE OF TREES IN TURF AREAS

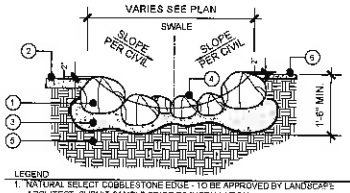
C) MULTI-TRUNK — NOT TO SCALE



LEGEND
1. GROUNDCOVER PLANTS
2. HARDSCAPE EDGE (SIDEWALK, CURB WALL, ETC)

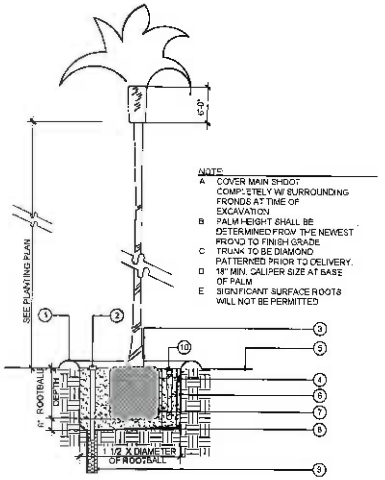
NOTE
REFER TO PLANTING PLAN FOR REQUIRED SPACING & TO SPECIFICATIONS FOR PLANTING METHODS & MATERIALS

A) GROUNDCOVER — NOT TO SCALE



LEGEND
1. NATURAL SELECT COBBLESTONE EDGE - TO BE APPROVED BY LANDSCAPE ARCHITECT. SUBMIT SAMPLE PRIOR TO INSTALLATION.
2. FINISHED SURFACE TYPICAL.
3. 3" THICK 3/8" GRAVEL OVER FILTER FABRIC
4. DRY STREAMBED (50%) 6"-8" Ø, (30%) 9-12" Ø, (20%) 15-18" Ø NATIVE SELECT SET ON 3/8" GRAVEL BASE.
5. 95% MAXIMUM COMPACTED SUB-GRADE.
6. 3" THICK DECOMPOSED GRANITE

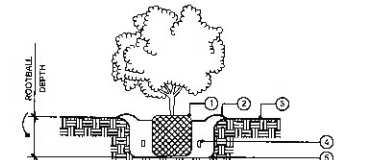
G) DRY STREAM BED — NOT TO SCALE



NOTE:
A. COVER MAIN SHOOT COMPLETELY W/ SURROUNDING FRONDS AT TIME OF EXCAVATION
B. PALM HEIGHT SHALL BE DETERMINED FROM THE NEWEST FROND TO FINISH GRADE
C. TRUNK TO BE DIAMOND PATTERNED PRIOR TO DELIVERY.
D. 18" MIN. CALIPER SIZE AT BASE OF PALM
E. SIGNIFICANT SURFACE ROOTS WILL NOT BE PERMITTED

LEGEND
1. WATERING BASIN TO BE REMOVED PRIOR TO END OF MAINTENANCE PERIOD
2. (2) 4" PERFORATED P.V.C. PIPE SET FLUSH W/ GRADE (PIPE LENGTH=48") W/ AREA DRAINAGE CAP.
3. 18" WIDE MIN. AT BASE OF PALM.
4. WASHED PLASTER SAND 100% BACKFILL
5. FINISH GRADE.
6. PLANT PIT
7. ROOTBALL
8. PITCH FLOOR OF PIT TOWARDS SUMP
9. 6" DIAMETER X 36" DRY SUMP W/ GRAVEL FILL
10. DEEP ROOT WATERING SYSTEM
11. TIE FRONDS W/ 2 PLY MARLINE TWINE OR HEMP TWINE - TO REMAIN A MIN. OF SIX MONTHS.
12. BROWN TRUNK HEIGHT MEASURED FROM THIS POINT
13. ENTIRE TRUNK OF PALM TO BE SKINNED.

D) PALM TREE — NOT TO SCALE

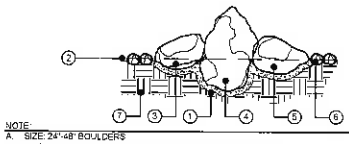


PLANTING TABLET LEGEND

CONTAINER SIZE	1 GAL.	5 GAL.	15 GAL.
NUMBER OF TABLETS	2-3 (21G)	8-9 (21G)	12-15 (21G)

LEGEND
1. SET CROWN 1" ABOVE GRADE
2. WATER BASIN REMOVE PRIOR TO END OF MAINTENANCE PERIOD, 4" ABOVE GRADE
3. FINISHED GRADE.
4. PLANTING TABLET. REFER TO PLANTING TABLET LEGEND
5. SCARIFY SURFACE IF GLAZED.
6. UNDISTURBED SOIL

B) SHRUB — NOT TO SCALE



NOTE:
A. SIZE: 24"-48" BOULDERS
B. ⅓ - ½ OF BOULDER TO BE BURIED BELOW FINISHED GRADE.
C. REFER TO BOULDER LEGEND FOR COLOR AND SIZE OF BOULDER

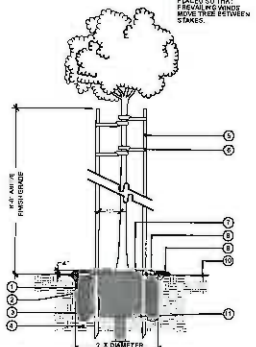
LEGEND
1. 3 INCH THICK SAND BASE.
2. FINISHED SURFACE PER PLAN.
3. ACCENT GRANITE BOULDER
4. VERTICAL PLACED GRANITE BOULDER
5. ACCENT GRANITE BOULDER
6. COBBLE STONE.
7. COMPACTED GRADE

H) BOULDER PLACEMENT — NOT TO SCALE



DOUBLE STAKE PLAN VIEW

LEGEND
A. BUBBLER PER IRRIGATION PLAN
B. TREE ROOTBALL
C. RAINBIRD RWS-M



NOTE: INSTALL ARBOR GUARDS @ BASE OF TREES IN TURF AREAS. ARBORED HOLE CAN BE OMITTED FOR AREAS PASSING PERCOLATION TESTS. CONTRACTOR SHALL TEST MULTIPLE HOLES FOR APPROVED PERC. TEST METHOD

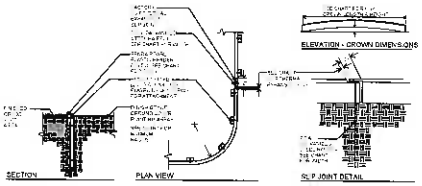
ESTABLISHED PLANTS (21 GRAM)
FOR EACH 12-18 INCHES OF PLANT HEIGHT OR SPREAD, OR FOR EACH 4 INCH OF TREE TRUNK DIAMETER USE:
1. ONE TABLET FOR SLOW GROWING PLANTS
2. TWO TABLETS FOR FAST-GROWING PLANTS OR POOR SOIL SITUATIONS

21-GRAM FERT. TABLET CHART

CONTAINER SIZE	1 GAL	5 GAL	15 GAL	24" BOX	36" BOX	48" BOX
RECOMMENDED QUANTITY OF (21 G) FERT. TABLETS	1	2-3	2-5	7-10	15-24	23-36	30-48

LEGEND
1. RWS-M DEEP ROOT WATER, 2 PER TREE
2. PLANT TABLET. REFER TO SPECS AND TO TABLET LEGEND
3. AMENDED BACKFILL. AMEND PER AGRONOMIC SOILS REPORT
4. COMPACTED NATIVE
5. 2"X12" FIR'S LODGE POLE STAKE OR APPROVED EQUAL (2 REQ'D.)
6. RUBBER CINCH TIE (2 REQ'D.)
7. ROOTBALL TO BE SET 1" ABOVE FINISH GRADE.
8. 3" DEPTH OF MULCH REFER TO PLANTING LEGEND FOR TYPE.
9. 3"-4" HIGH BERM AROUND OUTSIDE OF ROOTBALL REMOVE PRIOR TO END OF MAINTENANCE
10. FINISH GRADE
11. PLANT PIT SLOPE TO DRY SUMP
12. DRY SUMP 4" DIAMETER X 6'-0" DEEP MIN FILL WITH ¾" WASHED GRAVEL.

E) TREE — NOT TO SCALE



SECTION — PLAN VIEW — ELEVATION - GROWN DIMENSIONS — SLIP JOINT DETAIL

BEND BOARD CHART

I) 2X4 BEND BOARD — NOT TO SCALE

COMMENT LEGEND

PERCOLATION TEST

CONTRACTOR SHALL DIG (AT TEST AREAS) FOUR PLANT PITS OF 24" BOX SIZE OR LARGER. PITS ARE TO BE FILLED WITH WATER AND LET DRAIN COMPLETELY. REFILL PIT WITH WATER AND MEASURE TIME FRAME FOR ALL WATER IN PIT TO FULLY SUBSIDE THE RESULTS OF THIS TEST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING, NO MORE THAN 48 HOURS AFTER THE COMPLETING THE TEST. TEST PITS SHALL BE IN ACTUAL LOCATION OF TREES SHOWN ON PLANS. FAILURE TO CARRY OUT THIS TEST SHALL MAKE THE CONTRACTOR LIABLE FOR ANY AND ALL TREES THAT DIE DUE TO POOR WATER PERCOLATION BEYOND THE AGREED GUARANTEE PERIOD. SEE BELOW FOR FURTHER INFORMATION.

OPTION #1 SHOULD THE WATER DRAIN OUT OF THE PERCOLATION TEST PITS AT A NORMAL RATE INDICATING GOOD PERCOLATION (LESS THAN 12 HOURS) THEN TREE DETAIL PLNT-B01 AND SHRUB PLANTING DETAIL PLNT-D01 SHALL BE UTILIZED

OPTION #2 IN THE EVENT ANY AMOUNT OF WATER IS LEFT STANDING IN THE TEST PIT (PER THE ABOVE PROCEDURE) 12 HOURS AFTER INITIATING THE PERCOLATION TEST THEN THE TREE DETAIL AND THE SHRUB DETAIL SHALL BE MODIFIED TO INCLUDE A 4" PERFORATED PIPE EXTENDING FROM FINISH GRADE DOWN TO 6" BELOW BOTTOM OF PLANT PIT AND FILLED WITH 3/4" ROCK AND CAPPED WITH A PLASTIC GRATE. SEE DRAIN PIPE LEGEND FOR QUANTITY. THIS ADDED MEASURE SHALL APPLY TO ALL TREES AND SHRUBS REGARDLESS OF SIZE. THESE DETAILS SHALL SUPERSEDE ALL OTHER PLANTING DETAILS AND SPECS.

DRAIN PIPE LEGEND

5 GAL	15 GAL	24" BOX	36" BOX	48" BOX
1	1	2	2	3

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RANCHO CUCAMONGA
CALIFORNIA 91730-0729
TEL: 909-987-0909
www.wlcarchitects.com

NEW K8 CAMPUS

TEMECULA VALLEY CHARTER SCHOOL

34155 WINCHESTER ROAD, WINCHESTER CA

CONSULTANT

INTEGRATED DESIGN GROUP, LLC

APPL
AC ___ FLS ___ ES ___
DATE ___

NO	DATE	BY	DESCRIPTION
1			REVISIONS

DRAWN: JV | CHECKED: BMP
DATE: 04/07/17 | SCALE: N.T.S.
PROJECT NUMBER: 1615100

LANDSCAPE PLANTING DETAILS

DRAWING NUMBER: LPD.1

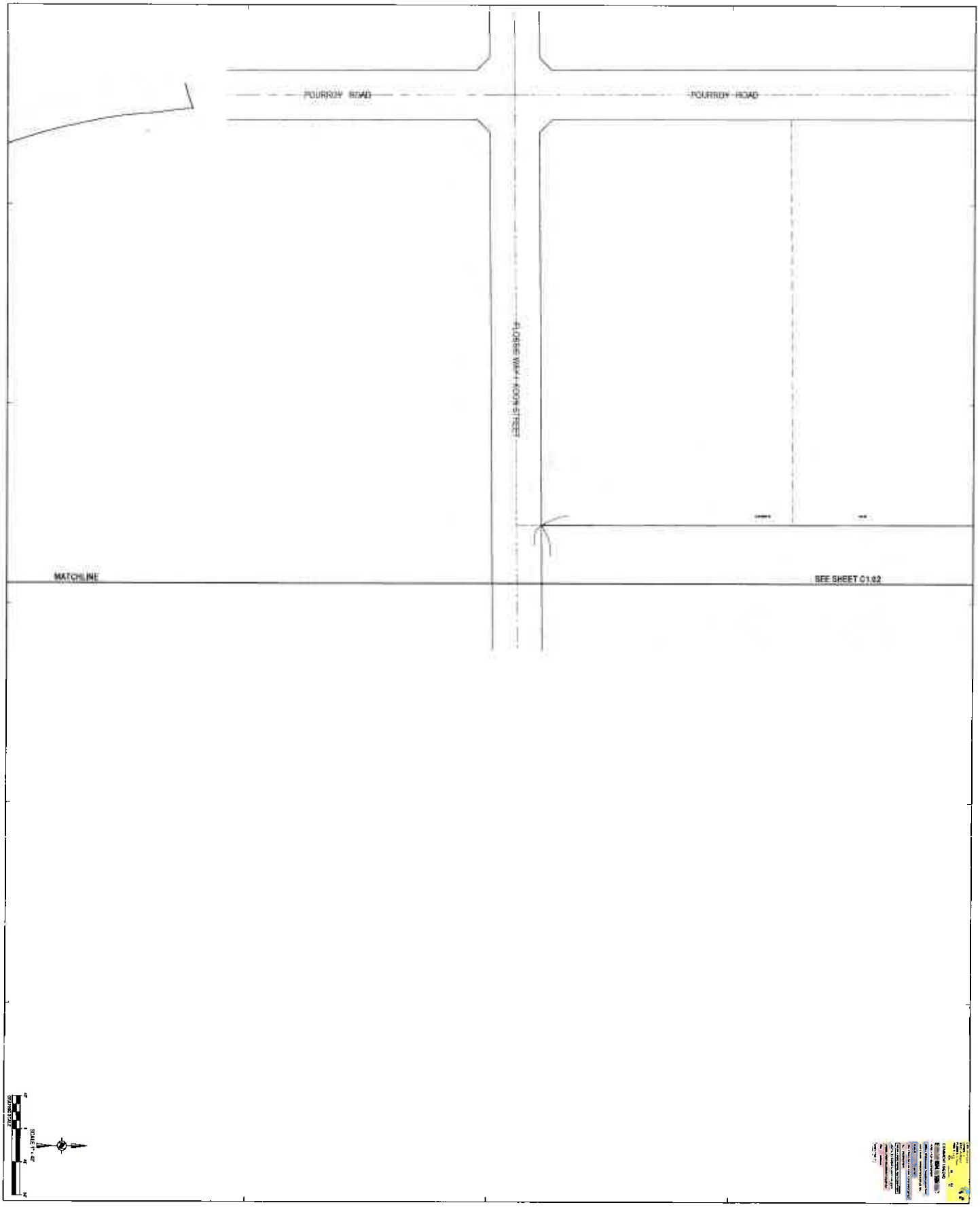

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EXHIBIT G

PUP 00931

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ARCHITECT

CONSULTANT

FILE:

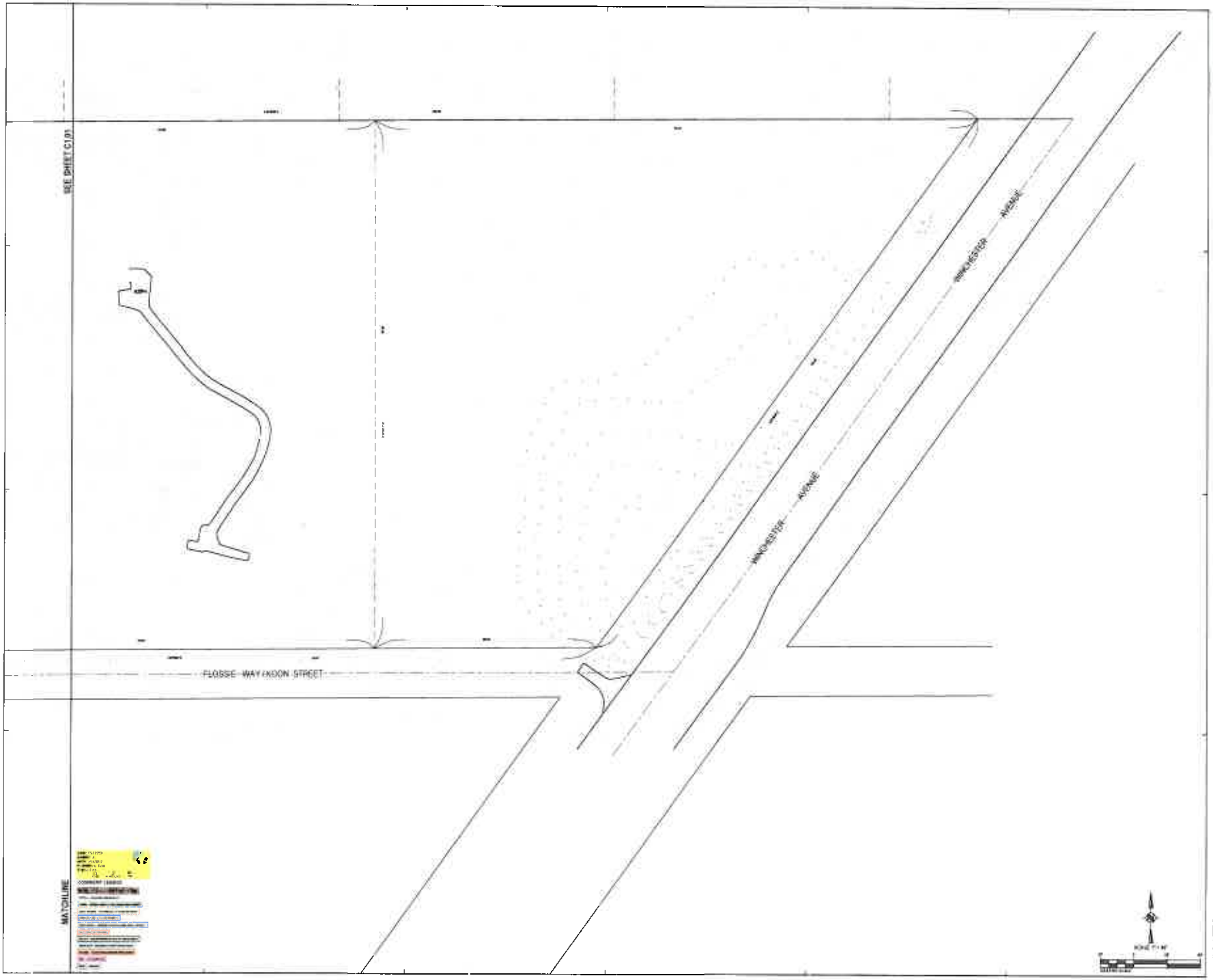
NO	DATE	BY	DESCRIPTION

REVISIONS

DRAWN: CEI | CHECKED: CEI
DATE: 07/01/16 | SCALE: AS SHOWN
PROJECT NUMBER: 1615100

TOPOGRAPHIC SURVEY

DRAWING NUMBER: C1.01



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Phone: 626 357 2666
Fax: 626 303 7857
Web: www.civiltec.com

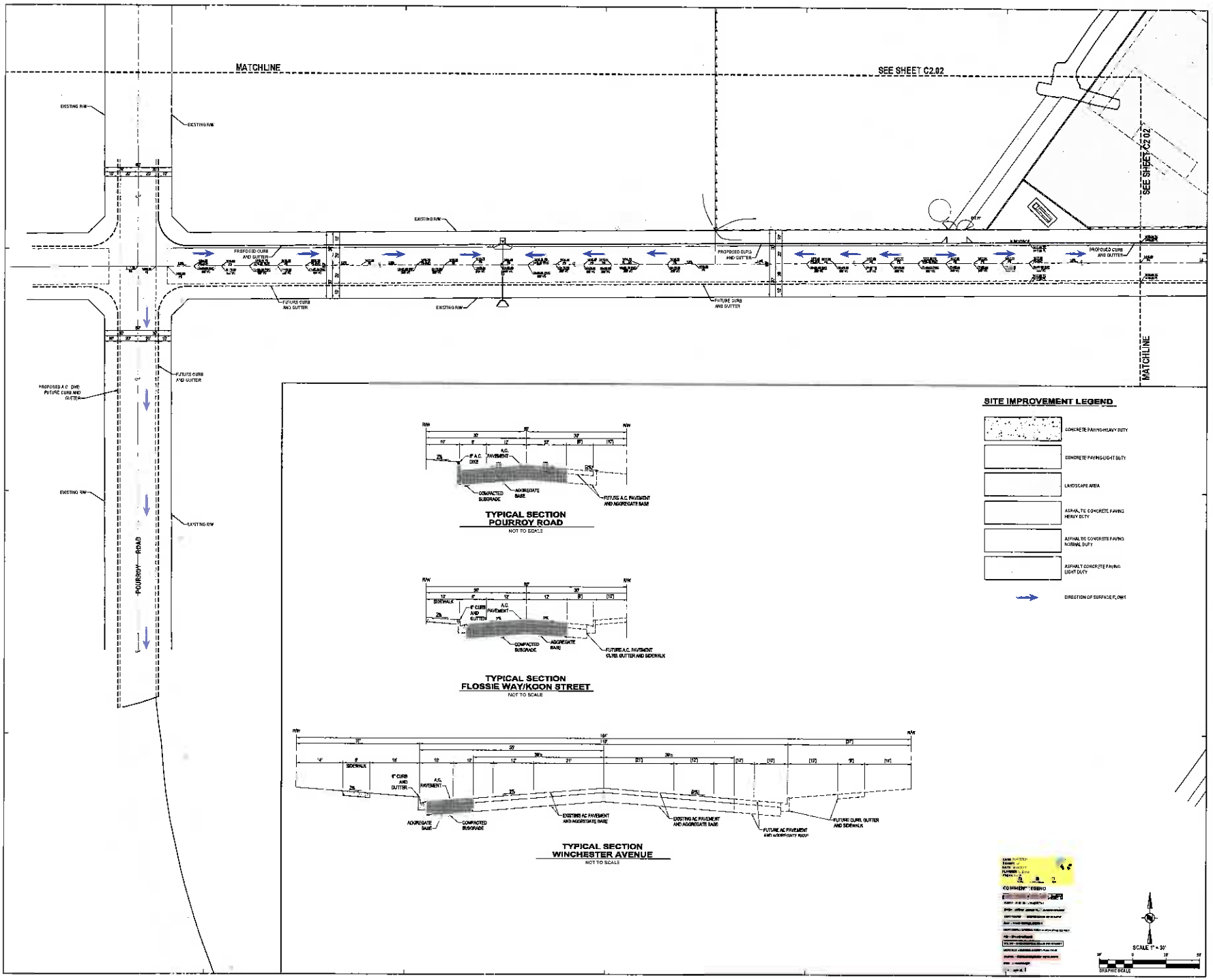
APPL
DATE

NO	DATE	BY	DESCRIPTION
			REVISIONS

DRAWN: CEI	CHECKED: CEI
DATE: 07/01/16	SCALE: AS SHOWN
PROJECT NUMBER: 1615.00	

TOPOGRAPHIC SURVEY

DRAWING NUMBER: C1.02



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Fax: 626.303.7170
Web: www.uvline.com

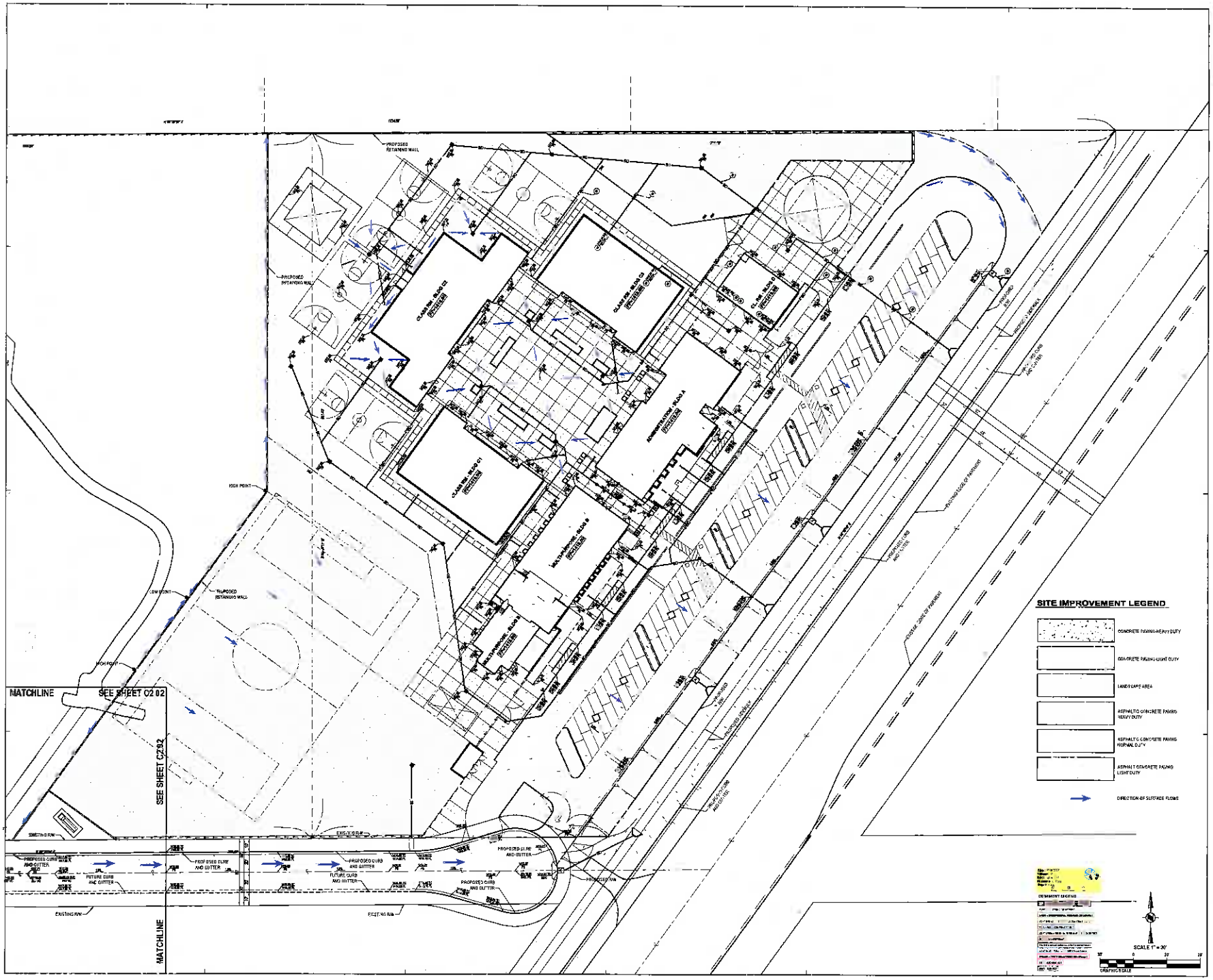
APPL
AC FILE
DATE

NO	DATE	BY	DESCRIPTION
			REVISIONS

DRAWN: CEI	CHECKED: CEI
DATE: 07/01/16	SCALE: AS SHOWN
PROJECT NUMBER: 1615100	

CONCEPTUAL GRADING AND DRAINAGE PLAN

DRAWING NUMBER: **C2.01**



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APPL
AC ____ FILE ____ SE ____
DATE ____

NO	DATE	BY	DESCRIPTION
			REVISIONS

DRAWN: CEI	CHECKED: CEI
DATE: 07/07/16	SCALE: AS SHOWN
PROJECT NUMBER: 1615100	

CONCEPTUAL GRADING AND DRAINAGE PLAN

DRAWING NUMBER: C2.02

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Public Use Permit No. 931

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

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

COMPLETED/REVIEWED BY:

By: Larry Ross Title: Principal Planner Date: June 28, 2017

Applicant/Project Sponsor: 34155 Winchester Road, LLC Date Submitted: October 26, 2016

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Larry Ross at 951-955-9294.

Revised: 10/16/07
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42963 ZCFG06334

FOR COUNTY CLERK'S USE ONLY

PUBLIC USE PERMIT Case #: PUP00931 Parcel: 476-010-059

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is construct and operate a charter school serving 600 students for kindergarten through 8th grade. Total building area is approximately 45,000 square feet. The existing residential structures on the property will remain.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PUBLIC USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PUBLIC USE 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.

PUBLIC USE PERMIT Case #: PUP00931 Parcel: 476-010-059

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use Permit No. 931 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 931, Exhibit A, sheets 1 to 4, dated 4-14-2017.

APPROVED EXHIBITS B AND C = Public Use Permit No. 931, Exhibit B and C, sheets 1-11, dated 4-14-17.

APPROVED EXHIBIT L (IRRIGATION PLAN) = Public Use permit No. 931, Exhibit L (Irrigation Plan), sheets 1-5, dated 4-14-17.

APPROVED EXHIBIT L (PLANING PLAN) = Public Use permit No. 931, Exhibit L (Planting Plan), sheets 1-6, dated 4-14-17.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS 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.

PUBLIC USE PERMIT Case #: PUP00931 Parcel: 476-010-059

10. GENERAL CONDITIONS

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 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

PUBLIC USE PERMIT Case #: PUP00931 Parcel: 476-010-059

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

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.

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

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.

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

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.

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE ASSESSMENT RECOMMND

The County's General Plan Land Use Compatibility for Community Noise Exposure table indicates that noise environments below 70 CNEL are considered acceptable / conditionally acceptable. The project is proposed to be built along Highway 79. Highway 79 in this area is considered an "expressway". The County's General Plan Noise Element Data shows that the unmitigated 70 CNEL contour for expressways extend approximately 380 feet from the centerline of the roadway.

We require the consultant analyze the noise impact of the surrounding roadways on the project. He/she must use our standard traffic mix and level "C" build out traffic volumes for the analysis. The consultant must show what areas of the campus fall within the 70 CNEL contour and, if applicable, determine any mitigation measures necessary to comply with the General Plan's requirements.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - ECP COMMENTS RECOMMND

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

10.E HEALTH. 3 USE - WATER AND SEWER SERVICE RECOMMND

PUP00931 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). 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.

There is an existing onsite wastewater treatmetn system (OWTS) and well on property that serves the existing mobile home only. Any proposal of use of a well or OWTS may require additional evaluation which may include review of the entitlement.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR INEFFECT

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE -#23-MIN REQ FIRE FLOW INEFFECT

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2013 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT INEFFECT

Super fire hydrants (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the buildings as measured along approved vehicular travel ways.

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10. GENERAL CONDITIONS

10.FIRE. 4 USE-#89-RAPID HAZMAT BOX INEFFECT

Rapid entry emergency key storage(KNOX)box shall be installed on the outside of the main building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5 USE-#88A-AUTO/MAN GATES INEFFECT

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Bluebeam Session ID: 972-654-172
Public Use Permit (PUP) 00931 is a proposal to construct a school on 14.6-acre site in the French Valley area. The site is located on the northwest corner of Koon Street and Highway 79/Winchester Road. The site is Parcels 3 and 4 of Parcel Map 19448.

The site is subject to stormwater runoff from a tributary drainage area of approximately 290-acres from the north with the bulk of the runoff entering the site in a defined watercourse at the northeasterly corner. This runoff ponds at the southeasterly corner before leaving the site through a culvert under Winchester Road. The ponding area is delineated on the environmental constraint sheet (ECS) that accompanied recorded Parcel Map 19448. This ponding area must be kept clear of all buildings, obstructions and any compacted fill in order to perpetuate the drainage path. The proposed improvements for the parking area within this ponding area must be kept at grade. The proposed drainage plan for the site must design an adequate collection facility to provide flood protection for the proposed buildings and safely convey the runoff to the culvert. This may require the proposed buildings to be constructed with a finished floor elevated a minimum of 12 inches above the water surface elevation in combination with adequate

PUBLIC USE PERMIT Case #: PUP00931 Parcel: 476-010-059

10. GENERAL CONDITIONS

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

collection/conveyance drainage infrastructure.

No grading or improvements are proposed in the western portion of the site. The grading of the project shall be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage areas, outlet points and outlet conditions. Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another.

This project is not associated with any existing or proposed District maintained facilities, therefore the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP). The development of this site would generate an increase in peak flow rates that could adversely impact the downstream property owners. No additional mitigation for increased runoff should be required if compliance with the Santa Margarita Region Hydromodification Management Plan (SMR-HMP) requirements in the WQMP are met.

It should be noted that this site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is $677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 USE - PDA05021R1 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 5021 submitted for this project (PUP00931) was prepared by Jeanette McKenna and is entitled: "A Phase I Cultural Resources Investigation for the Temecula Valley Charter School, located in the Winchester Area of the French Valley, Riverside County, California" dated October 25, 2016. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant.

Revised County Archaeological Report (PDA) No. 5021r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated November 07, 2016. This report was received on and accepted by the County Archaeologist on November 22, 2016.

PDA 5021r1 concludes: No evidence of prehistoric or archaeological resources nor historic archaeological resources were identified. The project has a low to moderate level of sensitivity for subsurface resources. PDA 5021r1 recommends: On-call archaeologist to conduct spot checking.

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND RECOMMND

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. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3 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 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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 4 USE - GEO02530 ACCEPTED RECOMMND

A report prepared by Inland Foundation Engineering, Inc. entitled "Geotechnical Investigation, Proposed Charter School Site, 34155 Winchester Road, French Valley Area, California", and dated September 9, 2016 was submitted to the County Geologist for this project (PUP00931). In addition, the consultant has submitted the following:

"Response to County Review Comments, PUP00931, Preliminary Geotechnical Report - Proposed Charter School Site, 34155 Winchester Road, French Valley Area, Riverside County, California," dated December 2, 2016.

This report concluded:

1)The primary geologic hazard is severe ground shaking from earthquakes originating on nearby faults.

2)Since there are no faults that are known to traverse the site, the potential for ground rupture is considered to be low.

3)The results of our analysis indicate that the potential for liquefaction and seismically induced settlement is negligible.

4)There do not appear to be any permanent or transient secondary seismic hazards that would affect the proposed school.

5)Estimated total static settlement, based on footings founded on firm soils, should be less than 1 inch.

This report recommended:

1)All surfaces to receive compacted fill should be subjected to compaction testing prior to processing.

2)Testing should indicate a relative compaction of at least 85 percent within the unprocessed native soils.

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - GEO02530 ACCEPTED (cont.) RECOMMND

3)If roots or other deleterious materials are encountered or if the relative compaction fails to meet the acceptance criteria, additional over-excavation will be required until satisfactory conditions are encountered.

4)Building areas for the charter school should be over-excavated to a minimum depth of 24 inches below existing grades, or to the depth necessary to provide at least 12 inches of compacted fill below footing bottoms, whichever is deeper.

5)The over-excavated area should extend outside of the exterior footing lines for a distance of at least five feet.

This report satisfies the requirement for a geotechnical report in accordance with the General Plan. Final Planning Department approval of this report is hereby granted for PUP00931. Additional comments and/or conditions may be imposed by the Building and Safety Department upon their review of grading and/or building plans.

10.PLANNING. 5 USE - PDP01558 ACCEPTED RECOMMND

County Paleontological Report (PDP) No. 1558, submitted for this case (PUP00931) was prepared by Paleo Solutions and is entitled: "Paleontological Technical Study: Temecula Valley Charter School Project, Riverside County, California", dated February 24, 2017.

PDP01558 concluded:

Surface grading or shallow excavations entirely within Holocene young alluvial deposits in the Project area are unlikely to uncover significant fossil vertebrate remains. However, older deposits may be present immediately below a thin veneer of Holocene soils or alluvium. Therefore, grading and other earthmoving activities may potentially result in significant direct impacts to paleontological resources throughout the entirety of the Project area.

PDP01558 recommended:

Construction excavations which disturb Pleistocene-age sediments should be monitored by a professional paleontologist in order to reduce potential adverse impacts

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - PDP01558 ACCEPTED (cont.) RECOMMND

on scientifically important paleontological resources to a less than significant level. Prior to construction, a paleontological resources impact mitigation plan (PRMMP) should be prepared.

PDP01558 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01558 is hereby accepted for PUP00931. A PRIMP shall be required prior to issuance of a grading permit for this project.

10.PLANNING. 6 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 7 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. 8 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. 9 USE - COLORS & MATERIALS RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 14 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. 20 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 27 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. 28 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 32 USE - 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 luminares, shall be utilized.

10.PLANNING. 33 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. 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

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 34 USE - PERMIT SIGNS RECOMMND

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

10.PLANNING. 36 USE - 3RD & 5TH DIST DSGN STDS RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

10.PLANNING. 37 USE - BUSINESS LICENSING RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.) RECOMMND

parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - 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 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.

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 4 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements.

10.TRANS. 5 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

10.TRANS. 6 USE - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development

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10. GENERAL CONDITIONS

10.TRANS. 6 USE - TS/CONDITIONS (cont.) RECOMMND

proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Winchester Road (NS) at:
- Keller Road (EW)
- Pourroy Road-Abelia Street
- Whisper Heights Parkway-Pourroy Road
- Jean Nicholas Road-Skyview Road
- Max Gillis Blvd-Thompson Road
- Benton Road

Pourroy Road (NS) at:
- Pat Road (EW)
- Skyview Road (EW)
- Thompson Road (EW)

Elliot Road (NS) at:
- Jean Nicholas Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 7 USE - TS/RECOMMENDATIONS RECOMMND

The following recommendations are taken from the project's traffic study.

- Prior to the opening of the project, the school shall work with the Riverside County to identify on-site traffic signing and striping to be implemented in conjunction with detailed construction plans for the project. These shall be in conformance with design

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10. GENERAL CONDITIONS

10.TRANS. 7 USE - TS/RECOMMENDATIONS (cont.) RECOMMND

standards from the California Manual of Uniform Traffic Control Devices for Streets and Highways (CA MUTCD) and Riverside County standards.

- The school and the Riverside County should periodically review traffic operations in the vicinity of the project once the project is constructed to ensure that traffic operations are satisfactory.

- The charter school shall work with the County of Riverside and implement operational mitigation measures such as additional time restrictions, markings, signage, modifications to loading procedures and education for parents and students to improve traffic follow, if necessary.

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. 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.

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10. GENERAL CONDITIONS

10.WASTE. 5 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.

-Subscribe to a recycling service with waste hauler.

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

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

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

10.WASTE. 6 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.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 7 USE - EXPIRATION DATE-USE CASE RECOMMND

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

EPD DEPARTMENT

60.EPD. 1 EPD - 30-DAY BURROWING OWL RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.
If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

60.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds must be cleared

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - NESTING BIRD SURVEY (cont.) RECOMMND

during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Public Use Permit 00931 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1 USE MITCHARGE (cont.) RECOMMND

which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 6.0 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP/MONITOR RECOMMND

County Paleontological Report (PDP) No. 1558, prepared by Paleo Solutions concluded the project's potential to impact significant paleontological resources is high. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP/MONITOR (cont.) RECOMMND

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP/MONITOR (cont.) (cont.) RECOMMND

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 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. 2 USE - ARCHAEOLOGIST/MONITOR RECOMMND

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.
Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - NATIVE AMERICAN MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with and retain a Native American Monitor from the appropriate tribe.
The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 4 USE - CULTURAL SENSITIVITY RECOMMND

The Project Archaeologist and if required, a representative designated by the Tribe 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 requirements of the monitoring program; 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 included in the Phase IV Monitoring Report.

60.PLANNING. 11 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. he amount

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 USE - SKR FEE CONDITION (cont.) RECOMMND

of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 14.59 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 14 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Public Use Permit No. 931, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

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

60.TRANS. 3 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.6 and 90.TRANS.8.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 4 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. 5 USE - FINAL WQMP RECOMMND

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. R9-2010-0016 to the Transportation Department for review

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - FINAL WQMP (cont.) RECOMMND

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. The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712-5494.

The Final WQMP shall address the following comments that were provided as part of the approval of the Preliminary WQMP:

1. Please confirm the Proposed Volume shown on Table D.5 would detain storm flows for the HCOC requirements.
2. The Project shall propose LID practices prior to treat flows from impervious areas prior to discharging into the proposed underground storage. For example areas shown as asphalt around the basketball courts, that are shown to be asphalt concrete on Sheet C2.02 of the conceptual grading and drainage plan, would have to be landscaped to provide biotreatment prior to draining into inlets. Otherwise, the underground storage chamber concept will not be approved.
3. The Project shall provide clean out ability for all outlet control structures and prior to entering into the underground chambers.
4. Please provide a robust justification, such as right-of-way limitations, traffic operations for the parking area, etc (just not related to costs) for using a BMP that is not in the LID Design Handbook on the BMP Design Volume sheets for areas D/2 and D/3 (underground storage). The justification shall include benefits proposed by the project. If the project complies with comment #4 of this memo, there shall be narrative stating something to the effect that vegetated buffer strip areas are providing treatment in conjunction with the detention effects of the underground chambers.
5. Please note, per page 45 of the WQMP guidance document, ôThe first three types of DMAs: Self-Treating, Self-Retaining, and draining to Self-Retaining, are ways to account for successful implementation of the LID Principles discussed in

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - FINAL WQMP (cont.) (cont.) RECOMMND

Step 1. Areas addressed by LID Principles are self-managing and do not require any further management measures.ö

a. No BMP design details are needed for DMA A/1.

6. For Table D.3, please remove the check marks for Alternative Compliance (which would require State Regional Board approval). The Bioretention BMP areas should be marked in Column 3, and the Underground Storage Chamber (if providing detention effects) should be marked as Biotreatment.
7. Complete the WQMP template appropriately.
8. Complete the Hydrology Control BMP sizing using the SMRHM or other continuous simulation (SWMM, HSPF, etc.) model to look at the entire rainfall record and ensure both flow rates and duration meet the HCOC/Hydromodification requirements.
9. Compete Section E.5 for Sediment Supply. This is a MS4 Permit requirement and shall be completed.
10. Please reference the CountyÆs Storm Water Ordinance No. 754 on the OwnerÆs Certification Page.
11. Section A states the impervious area is 231,125 sq.ft., while Table C.1 and Table D.4 add up to 277,204 sq.ft.
12. Table C.1 mention the DMA name A/1, D/1, etc. to be clear what areas are being discussed.
13. Per table C.5 Bioretention and a Chamber System will be used for Treatment.
    a. It is required to show all BMPs on the WQMP Site plan (map showing DMAÆs). Typical cross sections, outlet sizes, and all related design details. The Grading and Construction Drawings shall be functionally equivalent to the WQMP site map. Adequate detail is required on the WQMP site map to confirm requirements are being met. Bioretention and underground chambers shall be shown on the WQMP site map and all related construction drawings. The WQMP Site map should include all information related to the WQMP.
14. Complete Section D.2 for Harvest and Use Assessment and check all boxes that apply.
15. The WQMP site map needs to include (and color) the entire drainage area tributary to each flow path. The WQMP site map shows only the buildings as DMAÆs, which would not be acceptable. The DMA shall include all tributary areas. The sizing shall match.
16. Flow paths at the east boundary appear to drain

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - FINAL WQMP (cont.) (cont.) (cont.) RECOMMND

around the project site, which can be acceptable but the sizing needs to be verified. If a block wall is not approved by the County, the project will be required to show the cross section of the facility that will route upstream flows around the project. In the final hydrology report (also required prior to building or grading permit), the sizing including hydraulics shall be provided for all storm runoff conveying facilities.

17. Please update the CULTEC design details. The Breakdown of Storage Provided shows 10072.2 cu.ft. However, Table D.5 mentions 14,182 cu.ft. Also it appears the Bioretention Facility Design Procedure sheet for D/1 is included twice.
18. (Added based on submitted SMRHM) More explicit details are needed to confirm the sizing of the CULTEC devices correspond to the SMRHM analysis provided. The County recommends narrative and exhibits to show what parts of the CULTEC device vs. the BioRetention will account for the HCOC mitigation, outlet sizes, etc. The dimensions for the SMRHM appear to be approximately 50,800 FT3. The final HCOC mitigation designs needs to be reflected appropriately on the WQMP site plan, construction drawings, WQMP design worksheets, and LID BMP sizing tables. However, the P-WQMP report provides a good faith effort, and the BMP sizes could feasibly work with changing BMP dimensions.
19. A signed copy of a BMP maintenance agreement must be provided in Appendix 9. A template is online at: http://rctlma.org/Portals/7/documents/pamphlets/app12.pdf.
    a. With the BMP agreement, please provide an exhibit of the BMPs and access areas for the BMP agreement.
20. In addition to the BMP maintenance agreement, a site specific Maintenance Plan shall need to be prepared that meets the minimum requirements found on page 94 to 97 of the WQMP Guidance document.
21. 2 hardcopy documents with original owner certifications. Each ownerÆs certification must include a certified notary certification. Date of owner's certification shall not predate the date the actual document was prepared.
    a. Approval documents shall also include RCE wet-stamp and signature on each hardcopy document.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - FINAL WQMP (cont.) (cont.) (cont.) (conRECOMMND

b. Each hardcopy binder shall include a CD that contains the entire document in PDF format, including exhibits and certifications.

60.TRANS. 6 USE - WQMP ACCESS MAINT ESMNT RECOMMND

Prior to issuance of a grading permit, 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.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - NESTING BIRD REPORT RECOMMND

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PHASE IV CULTURAL RPT. RECOMMND

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

70.PLANNING. 2 USE - ARTIFACT DISPOSITION RECOMMND

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 USE - ARTIFACT DISPOSITION (cont.) RECOMMND

satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.
1.A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.
2.Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
3.If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall then proceed with curation of the cultural resources at the Western Science Center.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

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 and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD RECOMMND

Properly submit plans to District Environmental Services for the review and permitting of the food facility.

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

Please contact the Murrieta Office at (951)461-0284 for any additional questions about Food Plan Check submittal requirements.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 USE - NOISE STUDY RECOMMND

The County's General Plan Land Use Compatibility for Community Noise Exposure table indicates that noise environments below 70 CNEL are considered acceptable / conditionally acceptable. The project is proposed to be built along Highway 79. Highway 79 in this area is considered an "expressway". The County's General Plan Noise Element Data shows that the unmitigated 70 CNEL contour for expressways extend approximately 380 feet from the centerline of the roadway.

We require the consultant analyze the noise impact of the surrounding roadways on the project. He/she must use our standard traffic mix and level "C" build out traffic volumes for the analysis. The consultant must show what areas of the campus fall within the 70 CNEL contour and, if applicable, determine any mitigation measures necessary to comply with the General Plan's requirements.

80.E HEALTH. 3 USE - WATR/SEWR WILL SERVE RECOMMND

Provide current documentation to show that water and sewer service is being established for this project. Per applicant, Due Diligence meetings have taken place with EMWD. Prior to building permit issuance, Plan of Service Summary must be submitted to show that water and sewer connections are established for this site.

FIRE DEPARTMENT

80.FIRE. 1 USE -#51-WATER CERTIFICATION INEFFECT

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrants and that the existing water system is capable of delivering 1500 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-#4-WATER PLANS INEFFECT

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall provide the fire hydrant

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) INEFFECT

types, location and spacing, and the system shall meet the fire flow requirements.

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Warm Spings Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Public Use Permit 00931 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 6.0 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 12 USE - PARCEL MERGR REQD RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 476-010-013 and 476-010-059. 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 Rural Residential (R-R) zone.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 nd the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Public Use Permit No. 931, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 20 USE - UNPERMITTED MOBILEHOME RECOMMND

Prior to building permit issuance the unpermitted mobile home located on project site shall be removed.

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80. PRIOR TO BLDG PRMT ISSUANCE

SURVEY DEPARTMENT

80.SURVEY. 1 USE - ACCESS RESTRICTION RECOMMND

By the project's design, access on Winchester Road (SH-79) shall be restricted. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Winchester Road (SH-79).

80.SURVEY. 2 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way along Winchester Road (SH-79) shall be conveyed for public use to provide for a 92 foot half-width right-of-way per Standard No. 83, Ordinance 461.

Sufficient public street right-of-way along Koon Street (along project boundary) shall be conveyed for public use to provide for a 37 foot half-width right-of-way per Standard No. 103, Ordinance 461.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

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

80.TRANS. 4 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 on construction level plans:

1.Approved Landscape Concept Plan (LCP) planting plan and landscape water budget calculations do not comply with Ordinance 859.3. Final planting and irrigation need to be adjusted to meet water budgets. The correct ETo allowance must be used for both non-turf areas (allowance 0.45) and the Special Landscape (recreational turf, allowance 1.0) and shall be provided in separate calculations. The combined EAWU must not exceed the combined MAWA. Plant water use categories must match WUCOLS categories.

2.Show and label all retaining walls on plans.

3.All slope areas must be shown to match grading plans and be planted and irrigated to meet the minimum standards for Building and Safety erosion control standards, Ordinance 457.

4.All trees planted within six feet of hardscape shall be installed with a root barrier. Root barrier shall not encircle the tree root ball but shall be located at edge of hardscape and extend beyond the center of the tree a minimum of five feet in each direction.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - LC LNDSCPNG PROJ SPECIFC (cont.) RECOMMND

5.DG in planter areas should not be stabilized.

6.Show and label 6" concrete mow curb between areas maintained by more than one entity.

80.TRANS. 5 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

(1) Landscaping along Winchester Road (SH-79).

(2) Streetlights.

(3) Graffiti abatement of walls and other permanent structure.

(4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(3) (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE or other electric provider.

80.TRANS. 7 USE- LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

80.TRANS. 8 USE - LANDSCAPING/TRAIL RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Winchester Road (SH-79) and Koon Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 9 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80.TRANS. 10 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 10 USE - UTILITY PLAN (cont.) RECOMMND

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. 11 USE - IMPLEMENT WQMP 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.

80.TRANS. 12 USE - ESTBLH WQMP MAINT ENTITY RECOMMND

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.

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:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) (cont.) RECOMMND

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/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D (cont.) RECOMMND

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.

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:

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

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 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.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT CONTACT/REVIEW RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES INEFFECT

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs. Access shall be provided to within 150'of all exterior portions of the buildings.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM INEFFECT

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings 3600 sq.ft. or greater. 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 250 feet of a hydrant, and a minimum of 40 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

90.FIRE. 3 USE-#35-VOICE FIRE ALARM INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM NOTAPPLY

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

90.FIRE. 5 USE-#27-EXTINGUISHERS INEFFECT

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

90.FIRE. 6 USE-#36-HOOD DUCTS INEFFECT

A U.L. 300 hood duct fire extinguishing system must be installed over cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical and gas componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of ninety-three (93) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of four (4) accessible parking space[s] for persons with disabilities shall be provided as shown on

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.) RECOMMND

APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 7 spaces shall be provided in convenient locations to facilitate bicycle access to the project.

90.PLANNING. 11 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. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - CURBS ALONG PLANTERS (cont.) RECOMMND

to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

A trash enclosure shall be located as shown on the APPROVED EXHIBIT A(southwest of shade structure no. 1), and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. In addition, the trash enclosure shall have a solid roof/cover that will prevent rain from entering the enclosure. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 23 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 14.59 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded,

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - SKR FEE CONDITION (cont.) RECOMMND

this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 27 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy,or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Public Use Permit No. 931 is calculatecd to be 14.59 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF) RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

road right-of-way to the limits of the project development. The Project Area for Public Use Permit No. 931 has been calculated to be 14.59 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.

90.PLANNING. 29 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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 - LNDSCPE INSPCTN RQRMNTS RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy

PUBLIC USE PERMIT Case #: PUP00931 Parcel: 476-010-059

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - LNDSCPE 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. 4 USE-STREETLIGHT AUTHORIZATION RECOMMND

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

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.

2. Letter establishing interim energy account from SCE or other electric provider.

PUBLIC USE PERMIT Case #: PUP00931 Parcel: 476-010-059

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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

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

90.TRANS. 6 USE - OFF-SITE ACCESS RECOMMND

The project proponent shall provide/acquire sufficient public off-site rights-of-way to provide for paved access road to a paved and maintained road. Said access road shall be constructed with 32' of AC pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60'), at a grade and alignment approved by the Transportation Department. The project proponent shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

NOTE: Said off-site access road shall be the southerly extension of Pourroy Road from Koon Street to a paved County maintained Pourroy Road.

90.TRANS. 7 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.

PUBLIC USE PERMIT Case #: PUP00931 Parcel: 476-010-059

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

(1) Landscaping along Winchester Road (SH-79) and Koon Street.

(2) Streetlights.

(3) Graffiti abatement of walls and other permanent structures.

(4) Street sweeping.

90.TRANS. 9 USE - IMP PLANS RECOMMND

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

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

90.TRANS. 10 USE - LANDSCAPING RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Winchester Road (SH-79) and Koon Street.

Assurance of continuous maintenance is required by

PUBLIC USE PERMIT Case #: PUP00931 Parcel: 476-010-059

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 USE - LANDSCAPING (cont.) RECOMMND

processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 11 USE - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed on the northeast corner of Pourroy Road and Koon Street intersection per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 12 USE - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Winchester Road (SH-79) and Koon Street.

90.TRANS. 13 USE - SIGNING & STRIPING RECOMMND

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

90.TRANS. 14 USE - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

90.TRANS. 15 USE-EXISTING CALTRANS MAINT. RECOMMND

Winchester Road (SR-79) along project boundary is a paved "CALTRANS" maintained road designated EXPRESSWAY and shall be improved with 8" concrete curb and gutter, located 55' from centerline to curb line, 8" curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by CALTRANS

PUBLIC USE PERMIT Case #: PUP00931 Parcel: 476-010-059

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15 USE-EXISTING CALTRANS MAINT. (cont.) RECOMMND

within the 92 foot half-width dedicated right-of-way in accordance with County Standard No. 83, Ordinance 461. (55'/92')

NOTE: 1. An 8' concrete sidewalk 15' from curb line shall be constructed within the 37' parkway per Standard No. 404, Ordinance 461.

2. A curbed landscape median shall be constructed at the centerline per Standard No. 83, Ordinance 461.

3. A transition AC pavement lane shall be constructed to the north and south project boundaries per 60 mph speed limit.

4. Street improvement plans along Winchester Road (SH-79) shall be submitted to CALTRANS for review and approval.

90.TRANS. 16 USE - PART-WIDTH IMPROVEMENT RECOMMND

Koon Street (from west project boundary to cul-de-sac along project boundary) is designated COLLECTOR STREET and shall be improved with 43' part-width AC pavement (22' on the project side and 21' on the other side of the centerline), 6" concrete curb, gutter, and sidewalk (north side), within the 67' part-width (37' project side and 30' on the other side of the centerline) dedicated part-width right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461 and as determined by the Director of Transportation.

NOTE: 1. An 11' concrete sidewalk (along the north side and around the cul-de-sac bulb) shall be constructed adjacent to the curb line within the 15' parkway.

2. The driveways shall be constructed in accordance with Standard No. 207-A, Ordinance 461.

3. Gate(s) shall be constructed 35' radial from the flow line/curb line.

4. Centerline intersection of driveway on Koon Street shall be 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flow line/curb face or as approved by the Director of

PUBLIC USE PERMIT Case #: PUP00931 Parcel: 476-010-059

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 16 USE - PART-WIDTH IMPROVEMENT (cont.) RECOMMND

Transportation.

5. Koon Street, Pourroy Road, and all parkway improvement plans shall be submitted to the County Transportation Department for review and approval.

6. A 12' painted median shall be striped at the centerline.

90.TRANS. 17 USE - DEDICATIONS RECOMMND

Koon Street from Pourroy Road to west project boundary (outside project boundary) is designated COLLECOR STREET and shall be improved with 43' part-width AC pavement (22' on the north side and 21' on the south side of centerline), 6" concrete curb, gutter, and sidewalk (north side) within the 60' (30' on the north and 30' on the south side) full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461, and as approved by the Director of Transportation. (Modified for increased sidewalk from 5' to 7'and reduced full-width right-of-way from 74' to 60'.)

Notes: 1. A 7' concrete sidewalk shall be constructed adjacent the curb line within the 8' parkway.

2. A 12' painted median shall be striped at the centerline.

90.TRANS. 18 USE - WQMP COMPLETION 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, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

90.TRANS. 19 USE - WQMP REGISTRATION RECOMMND

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's, as applicable, Business Registration Division.

PUBLIC USE PERMIT Case #: PUP00931 Parcel: 476-010-059

90. PRIOR TO BLDG FINAL INSPECTION

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 Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409

DATE: November 18, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Valley-Wide Recreation & Parks District
WinchesterMunicipal Advisory Council (MAC)
Board of Supervisors - Supervisor: Washington
Planning Commissioner: Ruthanne Taylor Berger
City of Murrieta Sphere of Influence
Temecula Valley Unified School District
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
City of Temecula
City of Menifee

Public Use Permit NO. 931 – EA 42963 – Applicant: Lois Hastings – Representative: Placeworks – Third Supervisorial District – Southwest Area Plan – Highway 79 Policy Area – Rancho California Zoning Area – Zoning: Rural Residential (R-R) – Location: Northwest of Highway 79, east of Pourroy Road, and south of Keller Road – **REQUEST:** PUP00931 proposes to construct and operate a charter school serving 600 students for kindergarten through 8th grade. Total building area is approximately 45,000 square feet. The existing residential structures on the property will remain – APN: 476-010-013, 476-010-059 – Related Case: N/A **BBID: 972-654-172 UPROJ: PUP00931**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on December 1, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:
Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above.http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Go Paperless!
If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Larry Ross, Project Planner, at (951) 955-9294 or e-mail at LROSS@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: *Administrative Action:* ☐ *DH:* ☐ *PC:* ☒ *BOS:* ☐

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Ross, Larry

From: Jorge Estrada <jestrada@placeworks.com>
Sent: Friday, July 07, 2017 10:25 AM
To: Heather.Pert
Cc: Ross, Larry; karin_cleary-rose@fws.gov; Carly.Beck@wildlife.ca.gov; Joanna.Gibson@wildlife.ca.gov; james_thiede@fws.gov
Subject: RE: Temecula Valley Charter School - request for CEQA documents

Good morning Heather,

On behalf of Larry Ross (Project Planner at the County of Riverside), please find below a link to the public draft IS/MND and related technical appendices. Please submit all/any comments you may have on the CEQA document directly to Larry Ross.

http://download.placeworks.com/ENVIRO/TemeculaValleyCharterSchool/PublicDraftMND.zip

Best regards,

JORGE ESTRADA
Senior Associate

3 MacArthur Place, Suite 1100 | Santa Ana, California 92707
714.966.9220 | jestrada@placeworks.com | placeworks.com

From: Pert, Heather@Wildlife [mailto:Heather.Pert@wildlife.ca.gov]
Sent: Thursday, July 06, 2017 6:24 PM
To: Ross, Larry <LROSS@RIVCO.ORG>
Cc: Karin Cleary-Rose <karin_cleary-rose@fws.gov>; Beck, Carly@Wildlife <Carly.Beck@wildlife.ca.gov>; Gibson, Joanna@Wildlife <Joanna.Gibson@wildlife.ca.gov>; Jim Thiede <james_thiede@fws.gov>
Subject: Temecula Valley Charter School - request for CEQA documents

Hello Larry,

We are writing to request that CEQA documents for the Temecula Valley Charter School are circulated to the California Department of Fish and Wildlife (Department) and the U.S. Fish and Wildlife Service (Service), mailing addresses provided below. The Department acts as trustee and responsible agency for fish and wildlife resources for this project – not only through the Western Riverside County Multiple Species Habitat Conservation Plan but also because based on aerial review of the project site the project may need to submit a Lake and Streambed Alteration notification. Per Section 15205(b)(2) of the 2012 California Environmental Quality Act CEQA Guidelines, Draft EIRs and negative declarations prepared by a public agency where a state agency is a responsible agency, trustee agency, or otherwise has jurisdiction by law with respect to the project shall be submitted to the State Clearinghouse for review by state agencies (http://resources.ca.gov/ceqa/flowchart/lead_agency_notice_ND.html), it does not have to be identified of regional significance.

The question of when the Department receives CEQA documents has been a statewide issue before and in response the Department sent out the attached letter clarifying the Department's role in the CEQA process.

We are requesting that the Service and Department are included on the CEQA circulation list for this project.

Thank you for your assistance in this matter,

Sincerely,
Heather

Heather A. Pert, PhD
Senior Environmental Scientist
Inland Deserts Region
California Department of Fish and Wildlife
3602 Inland Empire Blvd
Ontario, CA 91764-4918
858-395-9692

Karin Cleary-Rose

Inland Division Chief
U.S. Fish and Wildlife Service
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, CA 92220
(760) 322 2070 ext 406 - Please note new extension.

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.
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County of Riverside California

State of California – The Resources Agency ARNOLD SCHWARZENEGGER, Governor
DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
Habitat Conservation Planning Branch
1416 Ninth Street, Suite 1260
Sacramento, California 95814
(916) 653-4875

February 10, 2009

Dear Sir or Madam:

Subject: Circulation of CEQA Documents through the State Clearinghouse

The Habitat Conservation Planning Branch of the Department of Fish and Game (DFG) is concerned that many state and local lead agencies are not circulating their environmental documents through the State Clearinghouse at the Governor's Office of Planning and Research (OPR) as required by the California Environmental Quality Act (CEQA).[1] DFG is also concerned that many state and local lead agencies are not providing various notices to DFG during required CEQA review, or consulting with DFG specifically as California's trustee agency for fish and wildlife resources. This letter serves as an important reminder that CEQA's circulation, notice, and consultation requirements play a critical role in DFG's trustee mandate to conserve the State's fish and wildlife resources for all the people of California.[2]

In general, CEQA requires lead agencies to submit draft environmental impact reports (EIR), proposed negative declarations (ND), and proposed mitigated negative declarations (MND) to the State Clearinghouse at OPR when:

- A state agency is the lead agency, a responsible agency, or a trustee agency;
- A state agency otherwise has jurisdiction by law with respect to the project; or
- The proposed project is of statewide, regional, or areawide significance.

(Pub. Resources Code, § 21082.1, subd. (c)(4); CEQA Guidelines, §§ 15205, subd. (b), 15206, subd. (b)(1)-(7).)[3]

Submitting CEQA documents to OPR as required by law helps to ensure responsible and trustee agency input from DFG during lead agency environmental review.[4]

CEQA also requires lead agencies to submit the following notices to OPR:

- Notice of Preparation (NOP) of an EIR;
- Notice of Completion (NOC) of an EIR;

[1] Pub. Resources Code, § 21000 et seq,
[2] Fish & G. Code, §§ 711.7, 1802.
[3] The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.
[4] See, e.g., Pub. Resources Code, §§ 21082.1, subd. (c)(4), 21083, subd. (d); see also §§ 21069, 21070 (responsible and trustee agencies defined).

- Notice of Determination (NOD) when the lead agency is a state agency; and
- Notice of Determination (NOD) for local agency conclusions that certain housing projects specified by statute are not subject to CEQA.

(Pub. Resources Code, §§ 21080.4, 21108, 21152.1, 21161.)

Again, these notices serve to ensure state agency participation in lead agency review under CEQA, including DFG participation as a responsible and trustee agency.

CEQA affects the same goals through various consultation requirements. Where DFG serves as a responsible or trustee agency state and local lead agencies are required by law to consult directly with DFG during the CEQA review process. Lead agencies are required to consult with DFG as a responsible or trustee agency, for example, prior to determining whether an EIR or ND is required for a proposed project.[5] Likewise, CEQA requires lead agencies to consult with DFG in its responsible or trustee agency capacity prior to completing an EIR.[6] Informal consultation with DFG as a responsible or trustee agency is also encouraged under CEQA.[7] In fact, in DFG's experience compliance with CEQA's consultation requirements helps lead agencies early in the CEQA process to identify potentially significant environmental impacts and related mitigation measures.[8] Moreover, where DFG serves as a responsible agency specifically, compliance with these important consultation provisions ensures that additional environmental review by DFG is not required simply because the lead agency failed to consult with DFG.[9]

Importantly, DFG acts as a responsible agency under CEQA where a proposed project implicates its permitting authority under the Fish and Game Code. That authority arises most commonly pursuant to the California Endangered Species Act (CESA), as well as other provisions in the Fish and Game Code governing activities that may substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake.[10] With respect to its trustee agency status, DFG always serves in that capacity under the Fish and Game Code with regard to the State's fish and wildlife resources.[11] For purposes of CEQA, DFG serves as a trustee agency whenever a project affects fish and wildlife resources, regardless of whether those effects are significant.[12]

DFG recognizes that CEQA and the CEQA Guidelines define trustee agency to mean a state agency with jurisdiction by law over natural resources affected by a proposed project. However, DFG is concerned that some lead agencies make this "no affect" determination under CEQA without any input from DFG, concluding improperly that a

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[5] Pub. Resources Code, § 21080.3, subd. (a).
[6] *Id.*, §§ 21104, 21153.
[7] See, e.g., *Id.*, §§ 21080.3, subd. (a), 21104, subd. (a), 21153, subd. (b).
[8] *Id.*, § 21003.1, subds. (a), (b).
[9] CEQA Guidelines, §§ 15096, subd. (e)(4), citing 15052, subd. (a)(3); see also *Fall River Wild Trout Foundation v. County of Shasta* (1999) 70 Cal.App.4th 482.
[10] Fish & G. Code, §§ 1600 et seq., 2050 et seq.
[11] Fish & G. Code, §§ 711.7, subd. (a), § 1802.
[12] Pub. Resources Code, § 21070, CEQA Guidelines, § 15386, subd. (a)

proposed project has no potential to affect fish and wildlife resources. Some lead agencies then conclude that DFG is not a trustee agency relative to the project at hand and, in so doing, they fail to comply with CEQA's notice and consultation requirements. Lead agencies should be cautious of this issue in light of published case law.[13]

For interested public agencies, additional related information is available through both DFG and OPR. For more information about the state environmental review process generally and State Clearinghouse procedures download the *State Clearinghouse Handbook* at http://www.opr.ca.gov/planning/PDFs/sch_handbook.pdf. You may also contact the State Clearinghouse by phone at (916) 445-0613 or email at state.clearinghouse@opr.ca.gov. OPR's November 2005 Technical Advisory regarding document submittal to the State Clearinghouse may be particularly helpful to interested lead agencies. Questions related to DFG's CEQA Program can also be submitted through a public information line at (916) 651-0603 or email CEQA@dfg.ca.gov.

In closing, DFG urges state and local lead agencies to ensure environmental analyses are submitted to the State Clearinghouse as required by CEQA. Complying with these requirements, along with CEQA's responsible and trustee agency notice and consultation requirements, plays a critical role in DFG's trustee mandate to conserve California's important fish and wildlife resources.

Sincerely,

Kevin Hunting, Deputy Director
Ecosystem Conservation Division

cc: Sonke Mastrup, Deputy Director
Gary Stacy, Northern Region
Sandra Morey, North Central Region
Charles Armor, Bay Delta Region
Jeff Single, Central Region
Ed Pert, South Coast Region
Curt Taucher, Inland Deserts Region
Marija Vojkovich, Marine Region
Tina Bartlett, Habitat Conservation Planning Branch
Eric Loft, Wildlife Branch
Carl Wilcox, Water Branch
Neil Manji, Fisheries Branch

[13] *Gentry v. City of Murrieta* (1995) 36 Cal.App.4th 1359, 1386-1389.

SOUTHERN CALIFORNIA
EDISON
An *EDISON INTERNATIONAL*® Company

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

February 1, 2017

Attention: Planning

Subject: Public Use Permit No. 931 (APN: 476-010-013 & 059)

Please be advised that the division of the property shown on Public Use Permit No. 931 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

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

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

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

Salvador Flores
Title and Real Estate Services
Real Properties

2 Innovation Way
Pomona, CA 91768

Johnson, Smith & Foy
ATTORNEYS at LAW

Raymond W. Johnson, Esq., AICP, Of Counsel
Abigail A. Smith, Esq.
Kimberly Foy, Esq.

P.O. Box 1029, Temecula, CA 92593

Abby@SoCalCEQA.com
Kim@SoCalCEQA.com
Telephone: (951) 506-9925
Fax: (951) 506-9975

January 27, 2017

Larry Ross
County of Riverside
Planning Department
4080 Lemon Street
P.O. Box 1409
Riverside, CA 92502
lross@rctlma.org

Clerk of the Board of
Supervisors
County of Riverside
4080 Lemon Street, 1st Floor
Riverside, CA 92501
cob@rcbos.org

RE: Written Request for all Public Notices regarding Public Use Permit 931 (PUP00931)

To the County of Riverside:

Please allow this letter to serve as a written request to receive all notices regarding Public Use Permit 931 (PUP 00931), a request to develop a Charter School north and west of Winchester Road, south of Keller Road, and east of Pourroy Road.

This written request is intended to include all public notices issued pursuant to County of Riverside ordinances as well as the California Environmental Quality Act ("CEQA"), including any Notice of Determination issued pursuant to CEQA. This written request also encompasses any notices of public hearings regarding the Project.

Please send all notices to the following mailing address:

Johnson, Smith & Foy
P.O. Box 1029
Temecula, CA 92593

To the extent there are notices issued via e-mail, please include the following e-mail address on the list of electronic recipients: kim@socalceqa.com. Thank you very much for your assistance.

Sincerely,
Kimberly Foy

EASTERN MUNICIPAL WATER DISTRICT

December 1, 2016

Mr. Larry Ross
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Public Use Permit No. 931 (Temecula Charter School)
APNS 476-010-013 and 476-010-059

Dear Mr. Larry Ross:

The subject project requires water, sewer and recycled water services from EMWD. The details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent and approved by EMWD.

The project requires on-site and offsite facilities, such as water and sewer pipelines, possibly recycled water pipelines and other possible improvements yet to be identified in the POS evaluation, as well as associated easements and/or Right-of-Way Permits to adequately serve the project demands.

On August 3, 2016, the subject project was reviewed for Due Diligence with EMWD's New Business Department, with a Project Number 2016-686.

To date, EMWD has not received a Work Order deposit to develop the POS, to identify on-site and offsite facilities required to serve this project.

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 emwd.org

If you have questions or concerns, please do not hesitate to contact me at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,

Maroun El-Hage, M.S., P.E.
Senior Civil Engineer
New Business Department
Eastern Municipal Water District

MEH:emn

Attachment

Ross, Larry

From:	Ebru Ozdil <eozdil@pechanga-nsn.gov>
Sent:	Friday, May 05, 2017 4:40 PM
To:	Thomson, Heather
Cc:	Paul Macarro; Tina Thompson Mendoza; Andrea Fernandez
Subject:	PUP00931 - AB52 closure
Attachments:	final conditions PUP00931.pdf

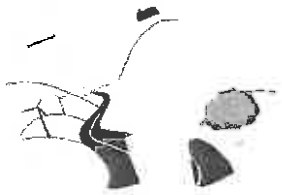
Dear Ms. Thomson,

The Pechanga Band of Luiseño Indians ("Tribe") thanks the County of Riverside for working with us to develop appropriate mitigation measures/ conditions of approvals to be implemented during development of the PUP 931 (Temecula Charter School). With this e-mail and the inclusion of the conditions included in your email below, we consider our AB 52 consultation complete. Please forward us a copy of the draft MND when it is available as well as the final MND when project receives it approval from appropriate hearing body. The Tribe would like the County to be aware that should additional measures or conditions be applied/deleted/modified that could impact cultural and archaeological resources during the public hearing(s), the Tribe and the County should meet and discuss the revisions, prior to going to Board of Supervisors.

The Pechanga Band thanks the County for the opportunity to review and comment on this Project and work together to successfully complete the mandates of AB 52. We look forward to continuing our good working relationship on future projects.

Ebru T. Ozdil
Planning Specialist
Pechanga Band of Mission Indians
P.O. Box 2183
Temecula, CA 92593

SCH [illegible]



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: 34155 Winchester Rd, LLC

Contact Person: Lois Hastings E-Mail: lhastings@tvusd.k12.ca.us

Mailing Address: 35755 Abelia Street
Street
Temecula CA 92596
City *State* *ZIP*

Daytime Phone No: (951) 294-6775 Fax No: (951) 294-6780

Engineer/Representative Name: PlaceWorks c/o 34155 Winchester Rd, LLC

Contact Person: Jorge Estrada, Senior Associate E-Mail: jestrada@placeworks.com

Mailing Address: 3 MacArthur Place, Suite 1100
Street
Santa Ana CA 92707
City *State* *ZIP*

Daytime Phone No: (714) 966-9220 Fax No: (714) 966-9221

Property Owner Name: William R. Liesman And Andrea T. Liesman, Liesman Family Trust May 14,2015

Contact Person: Bill Liesman E-Mail: asiabill@aol.com

Mailing Address: 31472 Corte Salinas
Street
Temecula CA 92592
City *State* *ZIP*

Daytime Phone No: (951) 333-3544 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 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.)

WILLIAM R. LIESMAN	
PRINTED NAME OF PROPERTY OWNER(S)	*SIGNATURE OF PROPERTY OWNER(S)*
ANDREA T. LIESMAN	
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): 476-010-013-0, 476-010-059-2

Approximate Gross Acreage: 14.597

General location (nearby or cross streets): North of Winchester Road, South of Keller Road, East of Pourroy Road, West of Winchester Road.

PROJECT PROPOSAL:

Describe the proposed project.

Detailed project description provided as an attachment.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Proposed educational institution in accordance with Section 18.29 (Public Use Permit)

Number of existing lots: 2

EXISTING Buildings/Structures: Yes ☐ No ☐

No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	1,257		1	mobile home - to remain	☐	unknown
2	4,347		1	single-family home - to remain	☐	unknown
3	1,451		1	detached garage - to remain	☐	unknown
4					☐	
5					☐	
6					☐	
7					☐	
8					☐	
9					☐	
10					☐	

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

PROPOSED Buildings/Structures: Yes ☐ No ☐

No.*	Square Feet	Height	Stories	Use/Function
1	8,350	28 ft	1	administration building
2	9,468	28 ft	1	multi-purpose building
3	7,620	18 ft	1	classroom building
4	9,420	18 ft	1	classroom building
5	7,620	18 ft	1	classroom building
6	2,520	18 ft	1	classroom building
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes ☐ No ☐

No.*	Square Feet	Use/Function
1	143,871	turf field
2	57,266	hardtop courts
3	61,913	surface parking area
4	61,296	paved courtyard
5		

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 ☐

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 a signed copy(ies): various reports/studies are enclosed

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 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.

☐

☑

☐

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 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

requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes ☐ No ☑

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes ☐ No ☑

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

Owner/Authorized Agent (1) _____ Date 10/24/16

Owner/Authorized Agent (2) _____ Date 10/24/16

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and 34155 Winchester Rd, LLC hereafter "Applicant" and Bill and Andrea Liesman " Property Owner".

Description of application/permit use:
Proposed educational institution in accordance with Section 18.29 (Public Use Permit) of the Riverside County Zoning Ordinance. Detailed project description provided as an attachment.

If your application is subject to Deposit–based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside.
Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within15 days of the service by mail of notice to said property Owner by the County.

D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 476-010-013-0, 476-010-059-2

Property Location or Address:

34155 Winchester Road, Winchester, CA

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Bill and Andrea Liesman

Phone No.: (951) 333-3544

Firm Name:

Email: asiabill@aol.com

Address: 31472 Corte Salinas

Temecula, CA 92592

3. APPLICANT INFORMATION:

Applicant Name: 34155 Winchester Rd, LLC

Phone No.: (951) 294-6775

Firm Name: Temecula Valley Charter School

Email: lhastings@tvusd.k12.ca.us

Address *(if different from property owner)*

35755 Abelia Street

Temecula, CA 92596

4. SIGNATURES:

Signature of Applicant: Kris Hastings Date: 10-24-2016

Print Name and Title: Executive Director of Temecula Valley Charter School

Signature of Property Owner: [signature] Date: 10/24/16

Print Name and Title: WILLIAM R. LIESMAN AND ANDREA T. LIESMAN

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and 34155 Winchester Rd, LLC, a California Limited Liability Company ("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 476-010-013 and 476-010-059 ("PROPERTY"); and,

WHEREAS, on October 6, 2016, PROPERTY OWNER filed an application for Public Use Permit No. 931 ("PROJECT"); and,

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

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

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

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

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

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

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

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

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

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

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:	PROPERTY OWNER:
Office of County Counsel	34155 Winchester Rd, LLC
Attn: Melissa Cushman	Attn: Lois Hastings
3960 Orange Street, Suite 500	35755 Abelia Street
Riverside, CA 92501	Temecula, CA 92596

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: 7/27/17

PROPERTY OWNER:
34155 Winchester Rd, LLC, a California Limited Liability Company

By: TVCS, a California Non Profit Public Benefit Corporation
Its Sole Member

By: _____
Mark Horn
Chief Executive Officer

Dated: 6/14/17

By: _____
Shauna Walsh
Secretary

Dated: 6/14/17

FORM APPROVED COUNTY COUNSEL
BY: _____ 6/21/17
MICHELLE CLACK DATE

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 6/14/17 before me, Brandon Cox notary public
(insert name and title of the officer)

personally appeared Mark Horn,
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.

BRANDON D. COX
COMM. # 2174012
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Comm. Exp. DEC. 1, 2020

Signature _____ (Seal)

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 10/14/17 before me, Brandon Cox Notary public
(insert name and title of the officer)

personally appeared Shawna Walsh,
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.

BRANDON D. COX
COMM. # 2174012
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Comm. Exp. DEC. 1, 2020

Signature _____ (Seal)

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

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

PUBLIC USE PERMIT NO. 931 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Lois Hastings – Representative: PlaceWorks – Third Supervisorial District – Southwest Area Plan – Rural: Rural Residential (R-RR) (5 acre min.) – Highway 79 Policy Area – Rancho California Zoning Area – Zoning: Rural Residential (R-R) – Location: Northwesterly of Highway 79, easterly of Pourroy Road, and southerly of Keller Road – **REQUEST:** Public Use Permit No. 931 proposes to construct and operate a charter school serving 600 students for kindergarten through 8th grade. Total building area is approximately 45,000 sq. ft. The existing residential structures on the property will remain.

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	**AUGUST 2, 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: Larry Ross at (951) 955-9294 or email at lross@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 mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information 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: Larry Ross
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/3/2017,

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

APN (s) or case numbers PUP00931 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

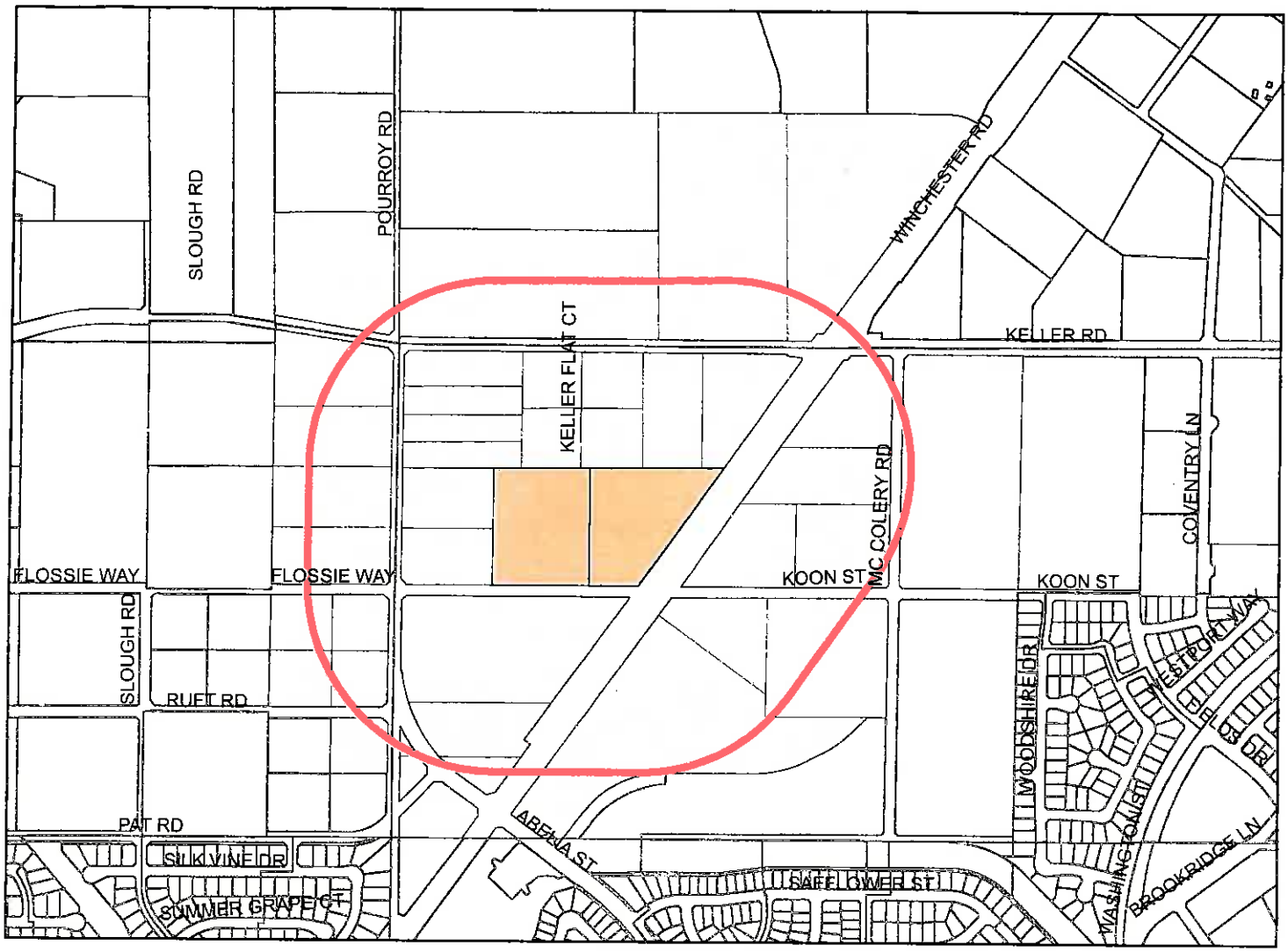
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PUP00931 (1000 feet buffer)



Selected Parcels

476-010-013	476-010-059	476-010-012	476-010-007	476-010-005	476-010-011	476-010-056	476-010-027	480-030-038	476-010-003
476-010-004	476-010-002	480-030-031	480-030-029	476-010-008	480-030-039	476-010-060	476-010-024	480-030-037	476-010-017
476-010-054	476-010-055	476-010-063	476-010-072	480-030-032	476-010-001	480-030-040	480-030-043	476-010-009	480-030-030
476-010-050	476-010-057	476-010-058	472-110-008	472-110-009	472-110-034	472-090-025	476-010-006		

825 412.5 0 825 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: 472090025, APN: 472090025
VICTORIA HOUGH, ETAL
33975 POURROY RD
WINCHESTER, CA. 92596

ASMT: 472110034, APN: 472110034
DAVID HANNA, ETAL
C/O HANNA CAPITAL MGMT
43 POST
IRVINE CA 92618

ASMT: 476010001, APN: 476010001
KELLY EGAN, ETAL
32025 KELLER RD
WINCHESTER, CA. 92596

ASMT: 476010002, APN: 476010002
AMY MCKAIG, ETAL
34044 POURROY RD
WINCHESTER, CA. 92596

ASMT: 476010004, APN: 476010004
OFELIA ACOSTA, ETAL
34120 POURROY RD
WINCHESTER, CA. 92596

ASMT: 476010005, APN: 476010005
DANA JAMES, ETAL
38033 AUGUSTA DR
MURRIETA CA 92563

ASMT: 476010006, APN: 476010006
MORGAN PETROVSKI, ETAL
32187 KELLER RD
WINCHESTER, CA. 92596

ASMT: 476010007, APN: 476010007
ANAHI ALVAREZ
34118 KELLER FLAT CT
WINCHESTER, CA. 92596

ASMT: 476010008, APN: 476010008
KIRK GURLING, ETAL
36781 PEBLEY CT
WINCHESTER CA 92596

ASMT: 476010009, APN: 476010009
JANA RUSH, ETAL
32265 KELLER RD
WINCHESTER, CA. 92596

ASMT: 476010011, APN: 476010011
SHERRIE MARTINEAU, ETAL
34250 POURROY RD
WINCHESTER, CA. 92596

ASMT: 476010012, APN: 476010012
AESPERITA FLENOID
34220 POURROY RD
WINCHESTER, CA. 92596

ASMT: 476010024, APN: 476010024
MUI LAM
32333 KOON ST
WINCHESTER CA 92596

ASMT: 476010027, APN: 476010027
FRENCH VALLEY ACRES
2900 ADAMS ST STE C25
RIVERSIDE CA 92504

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ASMT: 476010055, APN: 476010055
PINNACLE WINCHESTER
C/O BARRY LALL
8369 VICKERS ST NO 101
SAN DIEGO CA 92111

ASMT: 476010058, APN: 476010058
EVANTHIA RIGAS, ETAL
30 POINT LOMA DR
CORONA DEL MAR CA 92625

ASMT: 476010059, APN: 476010059
34155 WINCHESTER RD
35755 ABELLA ST
WINCHESTER CA 92596

ASMT: 476010060, APN: 476010060
MANJUSHREE CHAKRABARTY, ETAL
1003 E FLORIDA AVE NO 101
HEMET CA 92543

ASMT: 476010072, APN: 476010072
RANCON SEVILLA 180
41391 KALMIA ST STE 200
MURRIETA CA 92562

ASMT: 480030029, APN: 480030029
SHERYL ERAMO, ETAL
34125 POURROY RD
WINCHESTER, CA. 92596

ASMT: 480030030, APN: 480030030
MARIA GARCIA, ETAL
C/O TRINIDAD GARCIA JR
34155 POUROY RD
WINCHESTER, CA. 92596

ASMT: 480030031, APN: 480030031
JOHN GEALTA
34185 POURROY RD
WINCHESTER, CA. 92596

ASMT: 480030032, APN: 480030032
MARY CARLSON, ETAL
24246 LUNA BRILLA LN
MURRIETA CA 92562

ASMT: 480030037, APN: 480030037
DEISI CAMBEROS, ETAL
31875 FLOSSIE WAY
WINCHESTER, CA. 92596

ASMT: 480030038, APN: 480030038
GARCIA EVELYN L TRUST
C/O SUSAN L RODE CLIFTON
7556 SULLIVAN PL
BUENA PARK CA 90621

ASMT: 480030039, APN: 480030039
MICHAEL SHIR
31870 RUFT RD
WINCHESTER, CA. 92596

ASMT: 480030040, APN: 480030040
SAINT THOMAS HERMIT COPTIC ORTHO
PO BOX 893313
TEMECULA CA 92589

ASMT: 480030043, APN: 480030043
ELAINE SMITH, ETAL
209 E RAMONA
SAN CLEMENTE CA 92672

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Johnson, Smith and Foy
P.O. Box 1029
Temecula, CA 92593

Winchester Municpial Advisory Counsel
Attn: Andy Domenigoni
31851 Winchester Rd
Winchester, CA 92596

City of Murrieta
Attn: Planning Manager
24601 Jefferson Ave
Norco, CA 92860

Temecula Valley Unified School District
31350 Rancho Vista Rd
Temecula, CA 92592-6200

Valley Wide Rec and Park District
901 W. Esplanade
P.O Box 907
San Jacinto, CA 92582

City of Temecula
Attn: Luke Watson, Director of Community Planning
41000 Main St.
Temecula, CA 92590

Riverside Transit Agency
Attn: Michael McCoy
1825 Third St.
P.O Box 59968
Riverside, CA 92517-1968

Mail Stop# 1450
Riv.Co. Sheriff's Dept.

Eastern Municipal Water District
Warren A. Beck, PE
PO Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Southern California Edison
2244 Walnut Grove Ave., Room 312
P.O Box 800
Rosemead, CA 91770-0800

City of Menifee
29714 Haun Rd
Menifee, CA 92586

34155 Winchester Rd. LLC
Lois Hastings
35755 Abelia Street
Temecula, CA 92596

PlaceWorks
Jorge Estrada, Senior Associate
3 MacArther Place, Suite 1100
Santa Ana, CA 92707

Liesman Family Trust
Bill Liesman
31472 Corte Salinas
Temecula, CA 92592

34155 Winchester Rd. LLC
Lois Hastings
35755 Abelia Street
Temecula, CA 92596

PlaceWorks
Jorge Estrada, Senior Associate
3 MacArther Place, Suite 1100
Santa Ana, CA 92707

Liesman Family Trust
Bill Liesman
31472 Corte Salinas
Temecula, CA 92592

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Public Use Permit No. 931 (EA42963)
Project Title/Case Numbers

Larry Ross
County Contact Person

(951) 955-9294
Phone Number

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

34155 Winchester Road, LLC
Project Applicant

35755 Abelia Street, Temecula CA 92596
Address

Northwest of Highway 79, east of Pourroy Road, and south of Keller Road
Project Location

To construct and operate a charter school serving 600 students for kindergarten through 8th grade. Total building area is approximately 45,000 square feet. An existing single family home and garage will remain onsite.
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was preparedfor the project pursuant to the provisions of the California Environmental Quality Act ($2,216.25+$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department,4080 Lemon Street, 12th Floor, Riverside, CA 92501.

_____ Project Planner _____ _____
Signature *Title* *Date*

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42963 ZCFG06334 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE J* REPRINTED * R1708401
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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: 34155 WINCHESTER RD LLC $2,216.25
paid by: CK 444788
EA42963
paid towards: CFG06334 CALIF FISH & GAME - NEG DECL
at parcel: 34155 WINCHESTER RD WINC
appl type: CFG1

By_____ Jun 22, 2017 11:26
MGARDNER posting date Jun 22, 2017

****

Account Code	Description	Amount
658353120100208100	CF&G TRUST	$2,216.25

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *

COUNTY OF RIVERSIDE J* REPRINTED * R1613021
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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: 34155 WINCHESTER RD LLC $50.00
paid by: CK 5192
EA42963
paid towards: CFG06334 CALIF FISH & GAME - NEG DECL
at parcel: 34155 WINCHESTER RD WINC
appl type: CFG1

By_____ Oct 26, 2016 09:03
MGARDNER posting date Oct 26, 2016

****

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	$50.00

Overpayments of less than $5.00 will not be refunded!

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Agenda Item No.: 4.1
Area Plan: All
Zoning: All
Supervisorial District: All
Project Planner: Peter Hersh
Planning Commission: September 6, 2017

General Plan Amendment No. 1218, 2017 Mid-Cycle Housing Element Update (Entitlement/ Policy Amendment)
CEQA Exempt
Applicant: County of Riverside
Consultant: Michael Baker International

Charissa Leach P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION:

The 2017 Mid-Cycle Housing Element Update (General Plan Amendment No. 1218) includes limited changes to the 2013-2021 Housing Element adopted on December 6, 2016. Because the 2013-2021 Housing Element is essentially current, the focus of the 2017 Mid-Cycle Housing Element Update ("Update" or "GPA No. 1218") is on updating current information and data in the Housing Element tables where such is available, and in the accompanying text, as needed, including a status update of implementing the Eight Year Action Plan. No land use, program, or housing needs strategy changes are being considered at this time within the context of this limited scope.

PROJECT LOCATION:

The Riverside County General Plan Housing Element applies to the unincorporated areas of Riverside County.

BACKGROUND:

Government Code Section 65581 requires every city and county to prepare a Housing Element as part of its General Plan. These Housing Elements are reviewed by the California Department of Housing and Community Development (HCD) for compliance with State housing law. Government Code Section 65583 requires jurisdictions to identify adequate sites to address their very low, low, moderate, and above moderate income housing needs for all economic segments of the community based on their Regional Housing Needs Allocation (RHNA).

General Plan Amendment No. 1122

The County adopted the Fifth Cycle 2013-2021 Housing Element on December 6, 2016 pursuant to Government Code Section 65588 as constituting the "fifth revision of the housing element". That effort was a comprehensive update pursuant to State law primarily to address the RHNA allocation which consists of a formulaic allocation of housing, with emphasis on affordable housing, representing a collaborative effort between the County and the Southern California Association of Governments to identify the county's housing need. The planning process associated with the 2013-2021 Housing Element included an inventory of suitable sites, community outreach efforts, and drafting policies specific to each unique community for the purpose of determining the current and future housing needs of all income groups and formulating goals, policies and programs to address those needs.

On April 27, 2017, HCD determined that the 2013-2021 Housing Element "meets the statutory requirements of State housing element law." However, HCD's letter noted that because the Government Code Section 65588(e)(4) deadline for approval of the 2013-2021 Housing Element within 120 days of October 13, 2013 was not met, the County would be required to "revise its next element by October 15, 2017."

General Plan Amendment No. 1218

Pursuant to Government Code Section 65588(e)(4) the County is now undertaking a limited scope 2017 Mid-Cycle Housing Element Update without proposing any land use, program, or strategic direction changes. Update changes are limited to the evaluation of the various components of the 2013-2021 Housing Element's Eight Year Action Plan (Attachment B). Additionally, tables and related text in the draft Update have been edited primarily in response to demographic information made available by the 2010-2014 American Community Survey (ACS). The ACS is compiled by the US Census Bureau. The updated tables are listed in Attachment C. The reasons for pursuing a limited scope amendment are provided below.

- The substantive components of the 2013-2021 Housing Element are current through December of last year. Therefore, there are no relevant land use, program, or strategic direction changes to consider at this time.
- There is no new RHNA prepared for the County which would otherwise necessitate land use, programmatic, or strategic direction changes.
- Compliance with HCD's April 27, 2017, letter regarding updating the Housing Element by October 15, 2017.

Additionally, the County is involved in active CEQA litigation filed in response to the County's CEQA determinations for General Plan Amendment (GPA) No. 960 and the 2013-2021 Housing Element (GPA No. 1122), which may impact implementation of GPA No. 960 and the 2013-2021 Housing Element depending on the outcome of the litigation.

NOTIFICATION AND PUBLIC OUTREACH:

Public Hearing

Pursuant to the County's Land Use Ordinance (Ordinance No. 348), a newspaper notice of this public hearing was posted as required by Section 1.6 of Ordinance No. 348. The public hearing notice was published in the Desert Sun, Press Enterprise, and Unidos (Spanish translation of notice) newspapers. Additionally, this notice was mailed to the interest groups which participated in the preparation of the 2013-2021 Housing Element adopted on December 6, 2016. The notice was also mailed to the Pechanga Band of Luiseño Mission Indians which had requested a consultation in response to the proposed draft Update.

Community and Interest Group Outreach

The draft Update was posted on http://planning.rctlma.org/AdvancedPlanning/2017Mid-CycleHousingElementUpdate.aspx, the Housing Element web page on the County Planning Department web site, on June 12, 2017. Notification of draft Update availability was mailed to the above interest groups on June 9, 2017. Additionally, hard copies of the draft Update were provided to the Planning Department public information counters in Riverside and Palm Desert as well as to the main libraries in the City of Riverside and City of Palm Springs.

California Department of Housing and Community Development Requirements

Pursuant to state law, the Department of Housing and Community Development (HCD) has concurrently reviewed the draft Update which was filed with the Department on June 17, 2017 for a 60-day review. Comments from HCD are expected by August 29, 2017. A supplemental staff report with responses to comments received may be sent to the Planning Commission, as needed.

TRIBAL CONSULTATION:

State law requires that an opportunity for consultation be made available to Native American tribes in the County when the County is considering a general plan amendment and a CEQA project compliance document, Senate Bill (SB) 18 and Assembly Bill (AB) 52, respectively. An SB 18 mailed notice was sent to the tribes on March 31, 2017. The notice explained that the County was processing a Mid-Cycle Housing Element update which did not propose land use changes. No notification was provided pursuant to AB 52 because the Update is exempt from CEQA and AB 52 consultation is only required when an environmental impact report, mitigated negative declaration or a negative declaration is prepared for a project.

In response to the SB 18 notice, the County received the attached letter from the Pechanga Band of Luiseno Mission Indians (Attachment D) requesting consultation. The County responded by explaining that GPA No. 1218 is only updating texts and tables, and there are no changes to land uses which could otherwise affect tribal lands or tribal cultural resource sites.

AIRPORT LAND USE COMMISSION (ALUC):

Public Utilities Code Section 21676 requires review of proposed general plan amendments for consistency with the airport land use compatibility plan. On August 3, 2017 ALUC determined that the proposed GPA No. 1218 will not "increase density of residential use or introduce new uses within any zoning classification. Therefore, this amendment has no possibility for having an impact on the safety of air navigation within airport influence areas located within unincorporated Riverside County." ALUC concluded that the proposed GPA No. 1218 is "consistent with the 2004 Riverside County Airport Land Use Compatibility Plan and all other applicable adopted Airport Land Use Compatibility Plans."

COMMENT LETTER FROM LEADERSHIP COUNSEL FOR JUSTICE & ACCOUNTABILITY:

In response to notification that the Update was available for review and comment, the Leadership Counsel for Justice & Accountability has submitted the attached July 19, 2017 letter (Attachment E) indicating that the County must complete a comprehensive update to its Housing Element. The attached response to this letter provides that the County will be undertaking a limited scope update at this time for the reasons stated in the Background section, above.

GENERAL PLAN AMENDMENT FINDINGS:

GPA No. 1218 is an Entitlement/Policy Amendment. Therefore, the following findings are required by Section 2.4.C.2. of the Riverside County Land Use Ordinance (Ordinance No. 348):

1. The proposed change does not involve a change in or conflict with:

    a. The Riverside County Vision.
        i. The Riverside County General Plan Vision discusses fundamental values, which include housing. Specifically, the County's housing value identifies that the County acknowledges "shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities". The County's values drive the County's vision, and the Housing Element's goals, policy, and actions facilitate the implementation of the County's housing vision. Updating the Housing Element implements the County Vision. Therefore, the Mid-Cycle update does not involve a change in or conflict with the County Vision relative to meeting housing needs

    b. Any General Planning Principles set forth in General Plan Appendix B: The Mid-Cycle update does not change or conflict with any General Planning Principles.
        i. Principle I.D.1 provides, "The Housing Element should be revised to adopt policies that address the real-world projections of overall housing growth and demands for housing of varied type, style, price, and density, which encouraging a wide range of choices and opportunities within the framework of the larger economy and the realities of the marketplace." The Mid-Cycle Housing Element update's limited scope changes maintain these objectives because no land use, program, or strategic direction modifications are being proposed which otherwise could result in change or conflict with this General Planning Principle.

    c. Any Foundational Component designation in the General Plan: The Mid-Cycle update does not conflict with any foundation component designation because no foundation component changes are proposed.

2. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

    a. This technical update is limited to providing current information on the status of implementing the Housing Element's Eight Year Action Plan and to bring demographics information current based on the 2010-2014 ACS and other relevant sources. Within the context of a limited scope update, the essence of which is to provide the decision-maker and the public with more current information without affecting land use, program, or strategic direction changes, such an effort contributes to the purposes of the General Plan which is to inform the public of the County's planning efforts.

3. An amendment is required to comply with an update of the Housing Element or change in State Housing Element Law.

a. The County adopted the Fifth Cycle 2013-2021 Housing Element on December 6, 2016 pursuant to Government Code Section 65588, constituting the "fifth revision of the housing element." On April 27, 2017, HCD determined that the 2013-2021 Housing Element "meets the statutory requirements of State housing element law." However, HCD's letter noted that because the Government Code Section 65588(e)(4) deadline for approval of the 2013-2021 Housing Element within 120 days of October 13, 2013 was not met, the County would be required to "revise its next element by October 15, 2017." Therefore, pursuant to Government Code Section 65588(e)(4), the County is now undertaking the 2017 Mid-Cycle Housing Element Update as a technical update without any land use, program, or strategic direction changes to comply with the requirement to update the Housing Element pursuant to the State's Housing Element Law.

CEQA COMPLIANCE:

The Update does not propose any land use, programmatic or strategic direction changes. It only changes the Housing Element by updating tables and text with more current demographic information and updating the implementation status of the Eight Year Action Plan. No development or earth disturbing activities are approved with the adoption of GPA No. 1218. Therefore, the Update is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that GPA No. 1218 may have a significant effect on the environment.

STAFF RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2017-008 (Attachment F) recommending adoption of General Plan Amendment No. 1218 to the Riverside County Board of Supervisors.

RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND General Plan Amendment No. 1218 exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that GPA No. 1218 may have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1218, an Entitlement/Policy Amendment, which updates current information and data in the Housing Element tables and the Eight Year Action Plan as reflected in Attachments C and B, respectively, based upon the findings and conclusions incorporated in the staff report, and subject to a resolution of adoption by the Board of Supervisors.

ATTACHMENTS (on CD):

Attachment A: Draft 2017-2021 Housing Element
Attachment B: Housing Element Eight Year Action Plan Update
Attachment C: Housing Element Table Updates
Attachment D: Letter from Pechanga Band of Luiseno Mission Indians and Response
Attachment E: Letter from Leadership Counsel for Justice & Accountability and Response
Attachment F: Planning Commission Resolution No. 2017-008

PC STAFF REPORT ATTACHMENT A
DRAFT 2017-2021 HOUSING ELEMENT

CHAPTER 8 – HOUSING ELEMENT 2017 - 2021

Encouraging the development of diverse and distinct communities with a wide range of housing choices suitable for all residents.

Riverside County Strategic Plan



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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Chapter 8
Housing Element

Introduction

The Housing Element of the Riverside County (County) General Plan identifies and establishes the County's policies with respect to meeting the needs of existing and future residents in Riverside County. It establishes policies that will guide County decision-making and sets forth an action plan to implement its housing goals over the next eight years. The commitments are in furtherance of the statewide housing goal of "early attainment of decent housing and a suitable living environment for every California family," as well as a reflection of the concerns unique to Riverside County.

Consistency with State Planning Law

The Housing Element is one of the seven General Plan elements mandated by the state of California, as articulated in Sections 65580 to 65589.8 of the Government Code. State law requires that the Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." The residential character of the County is, to a large extent, determined by the variety, location, and maintenance of its housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population. It establishes policies that will guide County decision-making, and sets forth an action program to implement housing goals through 2021.

State law also requires that jurisdictions evaluate their Housing Elements every eight years to determine their effectiveness in achieving county and state housing goals and objectives, and to adopt an updated Housing Element that reflects the results of this evaluation. The 5th Cycle Housing Element statutory update in the Southern California Association of Governments (SCAG) region covers the planning period October 15, 2013, through October 15, 2021.

In 2013, Senate Bill (SB) 375 was amended with an emphasis on timely adoption of the Housing Element. If a jurisdiction subject to an eight-year planning period fails to adopt the element by the statutory due date and does not adopt the housing element within 120 days from the statutory due date, the jurisdiction must update and adopt the element at four-year intervals until at least two consecutive four-year updates have been adopted by the applicable due dates. Riverside County adopted its Housing Element in December 2016 and therefore is now on a four-year update cycle. The 5th Cycle Housing Element due date was October 15, 2013.

This Housing Element represents the County's mid-cycle update, covering the 2014–2017 time frame. Once the County adopts the 2014–2017 mid-cycle update, the County will return to an eight-year cycle for the 6th Cycle Housing Element.

Housing Element Requirements

Government Code Section 65583 requires the Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program which sets forth an eight-year planning period schedule of actions that the County is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

Citizen Participation

The California Government Code requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the Housing Element. During the preparation of the Housing Element updates, public input is actively encouraged in a variety of ways. Please refer to Appendix P-1c for all public participation efforts.

General Plan Consistency

The Housing Element of the General Plan is only one facet of a county's planning program. The California Government Code requires that General Plans contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by development policies contained in the Land Use Element, which establishes the location, type, intensity, and distribution of land uses throughout the County. The Circulation Element establishes policies for providing essential streets and roadways to all housing that is developed. The policies contained in other elements of the General Plan affect the quality of life that citizens expect.

This 2013–2021 Housing Element update was part of a larger County effort to update the entire General Plan. As stated above, it is imperative that all elements remain consistent with the General Plan. Concurrent with adopting the 2013-2021 Housing Element, amendments to the Land Use Element and Safety Element were also adopted to ensure internal consistency between General Plan Elements. In addition, as portions of the General Plan may be amended, the County periodically reviews the elements of the General Plan, including the Housing Element, to ensure internal consistency is maintained. Under state law, Housing Elements are to be reviewed and updated every eight years.

The General Plan update project, General Plan Amendment No. 960 (GPA No. 960), comprised a comprehensive review of necessary updates to the Riverside County General Plan's policies, maps, and implementing directions. The County adopted GPA No. 960 and the County's Climate Action Plan (CAP) in December 2015.

Due to the passage of Senate Bill (SB) 974 relating to flood protection and fire protection, which became effective on January 1, 2017, the County is reviewing the Safety Element of the General Plan for applicable changes. The

County also completed an analysis of disadvantaged unincorporated communities to comply with SB 244 requirements and has identified several disadvantaged communities within the unincorporated county. The County amended the Land Use Element concurrently with the 5th Cycle Housing Element update to address the requirements of SB 244 and ensure consistency with the Housing Element.

Housing Element Organization

The Housing Element is divided into six sections.

1. The first section provides an overview of the scope and purpose of the Housing Element, and the remaining sections address the required components identified above.

2. Section two reviews the accomplishments of the first half of the 5th Cycle Housing Element, 2013–2017.

3. The third section is the community profile which provides an overview of population, employment, and housing characteristics in the County.

4. Section four identifies existing housing needs and describes future housing needs for the 2017–2021 planning period.

5. Section five addresses factors that either facilitate or impede housing development in the unincorporated County.

6. Section six is the County's Eight-Year Action Plan, which includes a statement of housing goals and policies and describes the housing programs that will be implemented in order to implement these goals and policies. This section also summarizes the quantified objectives for the 2013–2021 planning period.

Summary and Conclusions: Housing Needs

Demographics

- Between 2000 and 2016 Riverside County grew by over 800,000 people, or approximately 52 percent compared to 16 percent for California as a whole. Due to the incorporation of multiple cities between 2008 and 2011, the unincorporated County population declined by 13 percent.

- About 16 percent of Riverside County's population in 2016 lived in unincorporated areas.

- The western county area accounts for approximately 79 percent of the unincorporated County's population.

Employment

- According to the California Employment Development Department (EDD), Riverside and San Bernardino Counties are expected to add 206,700 jobs, a 16 percent increase, between 2010 and 2020. The three industry sectors responsible for almost 62 percent of the new jobs are transportation, trade, and utilities; professional and business services; and leisure and hospitality.

- Riverside County serves as a bedroom community that supplies a portion of the labor pool for the Los Angeles-Orange County and the San Diego County metropolitan areas.

- The unincorporated County's job to household ratio has significantly increased since 2010. Overall, the unincorporated County has gone from 0.61 jobs per household to 1.18 jobs per household. In 2014, the Countywide average was 1.28 jobs per household.

Housing Characteristics

- The median income for a family of four in 2016 for Riverside County was $65,000. Incomes among homeowners were generally higher than those among renters and western County residents generally had higher incomes than eastern County residents.

- Mobile homes represented almost one quarter of all housing units in the unincorporated County in 2014. The majority (69 percent) of the remaining units were single-family detached units.

- The unincorporated area of Riverside County experienced a 17 percent vacancy rate in 2014. There was a 27 percent vacancy rate in the eastern County area and a 12 percent vacancy rate in the western County area.

- Based on the 2010–2014 American Community Survey (ACS), over half of the housing stock in the unincorporated County was 30 years or older. Moreover, between 2000 and 2014, the unincorporated County added 43,372 new units, a 32 percent increase.

- Riverside County rental rates and purchase prices are relatively affordable compared to the urbanized Los Angeles/Orange County and San Diego County areas.

Existing Housing Needs

- According to the 2010–2014 ACS, approximately 13 percent of renter households and 5 percent owner-occupied units were overcrowded in unincorporated Riverside County.

- During 2010–2014, there were approximately 29 percent of lower income, owner-occupied households overpaying for housing and approximately 42 percent of lower income, renter-occupied households overpaying for housing in unincorporated Riverside County.

- It is estimated that 9 percent of the unincorporated area population was 65 years of age or older in 2016.

- The 2010–2014 ACS reported 20,996 households with five or more persons, representing 19 percent of all households in the unincorporated county. Of these, about 36 percent were renters and 64 percent were owners.

- In 2014, there were 16,604 female-headed households, or 15 percent of all households.

- According to the 2010–2014 ACS, 41,522 persons, age 18 years or older, and living in the unincorporated county, reported some kind of limitation; this represents approximately 11 percent of the total population (Table H-22).

- According to the Inland Regional Center, there are 8,555 persons with developmental disabilities within the unincorporated County. This makes up 2 percent of the total population.
- In 2016, there were approximately 2,165 homeless persons (adults and children) in Riverside County, down from 4,500 persons in 2007.
- According to the EDD, the annual average employment by industry between 2010 and 2020 within the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (consisting of Riverside and San Bernardino Counties) is expected to reach 1.46 million, or a gain of 206,700 jobs for an annual growth rate of 1.6 percent.

Future Housing Needs

- According to the adopted SCAG Regional Housing Needs Assessment, 30,303 new housing units are needed to accommodate anticipated population growth in the unincorporated areas of Riverside County during the eight-year period from January 1, 2014, to October 31, 2021.

Evaluation of the Previous Housing Element

Progress in Implementing the Past Element Goals and Objectives

State law requires communities to assess the achievements under adopted housing programs as part of the update of their Housing Elements. These results should be quantified wherever possible, but may be qualitative where necessary. These results need to be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and achieved, the reasons for such differences must be discussed. As the past planning period extended from January 1, 2006, to June 30, 2014, it is appropriate to evaluate the following:

- The appropriateness of the housing goals, policies, and programs in contributing to the attainment of the past element's objectives.
- The effectiveness of the element in attainment of the County's housing goals and objectives.
- The progress of the County in implementing the previous Housing Element.

The matrix on the following page, Progress in Implementing Programs and Objectives, provides a mid-cycle review (progress from 2013 to 2017) of the accomplishments for each program included in the 2013–2021 Housing Element, along with recommendations for the current element, where appropriate.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
1.1a: Use funding available for the production and subsidization of lower- and moderate-income housing, priority given to lower income households (including extremely low-, very low, and low-income households). Work with public or private sponsors to identify candidate sites and to make applications to state and federal housing programs for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects. Utilize public financing tools when available, including but not limited to: multifamily revenue bonds and Community Development Block Grant (CDBG)/Home Investment Partnership Act (HOME) funds to provide low-interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g., Low Income Housing Tax Credits [LIHTC], CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans), and other financing available.	**Resources:** HOME and other HUD and HCD grants as they become available. **Responsible Agency:** EDA/Housing Authority/TLMA **Time Frame**: The County is an entitlement community for CDBG funds. Annually apply for LIHTC, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, etc.	The County uses various funding sources to provide for long term affordability of rental units. Funding sources include continuing redevelopment property tax proceeds, County HOME, LIHTC, HCD and CDBG in order to reduce market rents. A total of 1775 units countywide are so subsidized with subsidies running as far out as 2069. Please see Housing Element Table H-27 for additional information. Additionally, between 2013 and 2016, the County received an annual federal allocation of approximately between $1.6 million and $1.7 million in HOME Investment Partnership Act Funds which were utilized for various housing program activities including gap financing for the development and construction of special needs housing projects including farm worker housing projects and projects with supportive housing services. Developers apply directly to HCD for farm worker housing grants or County Mental Health for project funding for supportive housing projects. Between 2013 and 2016, the County did not partner with other entities or identify sites for senior housing projects. However, during the same period, 81 units were secured with federal and state funds for mental health support services, 180 mobile home spaces for farmworkers, and 14 mobile homes for low income farmworker families. One site for future development was identified in the unincorporated Oasis community in 2015. Housing Element Table H-65 provides quantified objectives for affordable housing which is built or planned during the pendency of this Housing Element. A total of 474 affordable new construction units are identified in the categories of single family and multiple family. Also included are 34 Senior Home Repair Program units as well as an additional 79 units provide through the Mortgage Credit Certificate Program, Down Payment Assistance Program and the Security Deposit Assistance Program. All units are affordable within the income levels of Very Low, Low, and Moderate.	Continue.
1.1b: Continue utilization of tax-exempt revenue bonds for the financing of new multifamily construction.	**Resources:** County tax allocation bonds; California Debt Limit Allocation	The County did not issue or utilize tax exempt revenue bonds to finance new construction of multi-family housing between 2013 and 2016.	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
	Responsible Agency: EDA/Housing Authority **Time Frame**: As projects come forward, assist with the process of applying for funding on the developer's behalf.		
1.1c: Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.	**Resources:** Former RDA funds, HCD CalHome grants, HCD Joe Serna Jr. Farm Worker Housing Grants (FWHG), USDA Rural Development loans, and other HCD grants as they become available. **Responsible Agency:** EDA/Housing Authority **Time Frame**: Annually, or in response to the Notice of Funding Availability (NOFA).	A total of eleven (11) mobile home parks, with 12 units in each park for a total of 132 units, are continuing to receive redevelopment agency funding for the purpose of providing rental subsidies to lower income households. While the State eliminated redevelopment agencies by statute, property tax redevelopment proceeds continue to be collected for obligations encumbered before legislative action eliminated the redevelopment agencies. The subsidies terminate between 2039 and 2059 for these mobile home parks – Aguirre, Arellano, Barroso, Duarte, Ferro, Hernandez, Hope Ranch, MVR, Rodriguez, Vargas, and Villalobos.	Continue.
1.1d: Continue to offer fast track/priority processing, gap financing options, density bonus and fee deferral and subsidies (when funding is available) to developers of County-assisted projects proposing new housing, mixed-use or infill projects affordable to lower-income households, farm workers, seniors, and other special needs groups.	**Resources:** HOME and other HUD and HCD grants as they become available. **Responsible Agency:** EDA/TLMA **Time Frame:** Ongoing, as projects are processed through the Planning Department.	The County can only defer or reduce development fees when appropriate grants are available. Therefore, for private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay staff time for processing. No general fund monies are available for that purpose. However, to support significant affordable and special needs housing projects, the County provides for fast-track processing and the use of density bonuses pursuant to Government Code Section 65915. It should be noted that fast-track processing can only occur when the private sector expeditiously provides project related information in response to a County request for such information to ensure quick project review turnarounds. Also, the adoption of the Highest Density Residential and Mixed Use Area land use designations may obviate the need for density bonus requests as these designations provide increased flexibility to achieve residential densities.	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
1.1e: When funding is available, the County shall assist to write down land costs of acquiring sites, offer assistance with land acquisition, and other upfront costs as well as assistance in securing federal or state housing financing resources for projects which reserve a proportion of units affordable to lower-income households (incomes below 80 percent of the County median).	**Resources:** HOME and other HUD and HCD grants as they become available. **Responsible Agency:** EDA/Housing Authority, TLMA **Time Frame:** Review resources on an annual basis through 2021.	Between 2013 and 2016, the County provided annual acquisition cost assistance using HOME funds for the 4- phase Blossom Apartments in the unincorporated Valle Vista community. The County will continue to annually review the availability of funding sources for such purpose.	Continue.
1.1f: Continue to give priority to permit processing for non-County assisted projects providing affordable housing for seniors and other special needs groups when received.	**Resources:** General Fund **Responsible Agency:** TLMA **Time Frame:** Ongoing, as projects are processed through the Planning Department.	The County remains committed to fast-track processing of affordable and special needs residential projects in the affected zoning classificationss, including the R-7 classification as provided under the Constraints section of the Housing Element. However, since the inception date of this Housing Element, no projects no private or special needs projects were proposed which would have been considered for expedited processing.	Continue.
1.1g: Continue to promote use of density bonus provisions and ensure consistency with state law.	**Resources:** General Fund, (HOME and other HUD and HCD grants as they become available to support financial incentives) **Responsible Agency:** TLMA **Time Frame:** Ongoing.	To support significant affordable and special needs housing projects, the County provides for fast-track processing and the use of density bonuses pursuant to Government Code Section 65915. However, since the inception date of this Housing Element, no private or special needs projects were proposed which would have been considered for a density bonus in return for providing affordable housing. It should be noted that the newly created HHDR General Plan land use designation allows densities of up to 40 units per acre and will likely provide sufficient flexibility regarding the financing for residential projects with affordable units so that consideration of a density bonus may not be needed. The concurrently created R-7 zone provides greater flexibility regarding site development standards in order to achieve the higher densities attainable with the HHDR land use designation.	Continue.
1.1h: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.	**Resources**: HOME **Responsible Agency**: EDA	A Community Housing Development Organization (CHDO) is a private nonprofit, community-based service organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves. As a Participating Jurisdiction (PJ), the County of Riverside must set-aside at least fifteen percent (15%) of HOME allocations for housing	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
	Time Frame: Review on a project by project bases, as projects are proposed.	development activities in which qualified CHDOs are the owners, developers, and/or sponsors of the housing. Between 2013 and 2016, the Coachella Valley Housing Coalition, Riverside Housing Development Corporation, and Mercy House were certified as CHDOs.	
1.1i: The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.	**Resources:** HOME and other HUD and HCD grants as they become available. **Responsible Agency:** EDA/Housing Authority **Time Frame:** Ongoing, as projects are processed, and annual outreach with local developers.	EDA/Housing managed the construction of 676 housing (rentals and mobile homes units between 2013 and 2016 which were subsidized by using HOME and redevelopment agency funds, with commitments made for the latter before the legislature eliminated redevelopment property tax increments in 2012. Of this total, 442 units were restricted for occupancy by extremely low income and very low income households. However, the County did not use financial assistance, land write-downs, regulatory incentives, or other incentives to facilitate the development of extremely low income housing.	Continue.
1.1j Due to the dissolution of the Redevelopment Agency, the County will annually explore a variety of new funding and housing and community development activities, such as: SERAF, property transfer tax, commercial linkage and boomerang funds	**Resources:** SERAF, property transfer tax, commercial linkage and boomerang funds **Responsible Agency:** EDA **Time Frame:** Annually	None of these funding sources have been pursued since the dissolution of the county's redevelopment agency.	Continue.
1.2a To ensure the County has enough land and sufficient programs to meet its Regional Housing Needs Allocation (RHNA), once the County has processed the General Plan redesignation and rezoning (action 1.2f), the County will annually monitor the effectiveness of the sites and programs to encourage development, particularly for lower income households. The County will also annually monitor proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development and an equitable development pattern. Sites and programs such as incentives for small and large sites will be revised upon the outcome of an evaluation. Should additional sites need to be identified, the County can rely on sites located within Appendix P-1a.	**Resources:** General Fund **Responsible Agency:** TLMA/GIS **Time Frame:** Annually monitor the effectiveness of the sites inventory and programs and revise upon the outcome of the evaluation. A full review of the inventory will be done with the 2017 Housing Element update.	In order to facilitate the development of affordable housing, the County has established the Highest Density Residential (HHDR) land use designation allowing between 20 and 40 dwelling units per acre and has established a Mixed Use Area land use designation allowing for a composite of uses which maximizes compatibility between residential, commercial, and recreational uses with flexibly for density and intensity of use. Intensification and densification of areas are primarily located within community planning areas which are better served with surface transit and existing infrastructure systems in order to facilitate the location of affordable housing. The County's experience has been that higher density residential projects are typically located where densification and intensification is permitted which is also near transit routes and	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
		urbanizing unincorporated community plan areas. The residents of such projects are more likely to use public transportation if it is conveniently available recognizing the cost factor usually being less than driving, especially to and from employment. The County will review how the designated sites have been used for development of lower income housing as part its next comprehensive Housing Element update for the period of 2021-2029 which is expected to commence in 2018.	
1.2b: Where feasible, the County shall work with nonprofits in the development of County-owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.	**Resources:** HOME and other HUD and HCD grants as they become available. **Responsible Agency:** EDA/Housing Authority **Time Frame**: Annually meet with non-profit developers.	In 2015, one mobile home park project area in the unincorporated Thermal community was rehabilitated for farmworker housing using a combination of previously encumbered redevelopment set-aside funds ($1.4 million) along with a $50,000 grant from Coachella Valley Air Quality Enhancement Project Fund. No other funding source was used for this rehabilitation project. A total of 14 such mobile home units were identified for the stated purpose. Meetings with non-profit developers are scheduled in response to mutual interest in promoting such affordable housing or special needs projects.	Continue.
1.2c: Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley.	**Resources:** General Fund **Responsible Agency:** TLMA **Time Frame**: Continue to meet with the Housing Review Committee quarterly to discuss farm worker housing.	Please see response to Action 1.2b, above.	Continue.
1.2d: The County will continue to allow for reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County's parking standards to more easily accommodate higher densities on multifamily and mixed-use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made: Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer	**Resources:** General Fund **Responsible Agency:** TLMA **Time Frame**: Review standards and revise as necessary within two years of adoption of the Housing Element.	The County considers the availability of adequate parking to be key consideration to the success of residential projects. As such, it has not undertaken a systematic reduction of parking standards and requirements for residential projects. However, affordable and special needs housing projects are evaluated on a case by case basis for reduction of parking requirements and standards to ensure viability. Examples of reductions include the number of spaces, consideration of shared parking, inclusion of carports instead of garages, and tandem parking.	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
cars than the regular standards anticipate – or if spaces will not be "preassigned" to specific units in the project. Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback. Standards for "shared parking" when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure. Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit). In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces remain available for tenant use. The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.		Currently, parking requirements are not considered to be a constraint for affordable housing projects; therefore the County has not revised the current standards.	
1.2e: The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-7 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable specific plan.	**Resources:** General Fund **Responsible Agency:** TLMA **Time Frame**: Ongoing, as projects are processed through the Planning Department.	Development agreements are typically used for large, multiphase, and long-term build-out projects with the benefit of locking in land use policies and regulations in return for providing public benefits such as affordable housing. The County has not processed such a project since the inception of this Housing Element. The vesting tentative map has provided the same level of protection against changes to land use polices and regulations for smaller scale, single phase residential projects without the need to negotiate for public benefits. The County remains committed to fast-track processing of affordable and special needs residential projects in the affected zoning classifications, including the R-7 classification as provided under the Constraints section of the Housing Element. Fast-track processing is achieved by committing additional staff resources to the project approval process and increasing the type of land use permitted by right as opposed to being evaluated through a discretionary approval process.	Continue.
1.2f: 1) In order for the County to meet the remaining unaccommodated portions of the 2006–2013 and 2014–2021 Regional Housing Needs Allocations (RHNA) that total 24,272 housing units, the County will process a General Plan redesignation and rezoning for	**Resources:** General Fund **Responsible Agency:** TLMA	On December 6, 2016, the County adopted a Housing Element update covering the period of 2013 through 2021, designating land use areas as Highest Density Residential (HHDR), Mixed Use Areas (MUA) which include densities of up to 40 units per acre	Completed.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
approximately 2,908 acres of land located in 10 area plans to either the Highest Density Residential (HHDR) designation or the Mixed Use Area (MUA) with an R-7 or Mixed Use zoning. All rezoned sites will permit owner-occupied and rental multifamily developments by right and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements.	**Time Frame**: This is being done concurrently with the Housing Element. Adoption of the Housing Element is planned before the end of 2016.	and a corresponding R-7 zone which allows the same maximum residential density. With completion of this rezone, the County now has sufficient capacity to meet its 2014-2021 RHNA, and 2006-2013 unmet RHNA.	
1.2g: To ensure that there is a sufficient supply of multifamily zoned land to meet the County's regional housing needs allocation (RHNA), the County will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the County interested in lot consolidation for the development of affordable housing, the County will offer the following incentives on a project by project basis: allow affordable projects to exceed the maximum height limits, lessen set-backs, and/or reduce parking requirements. The County will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.	**Resources:** General Fund **Responsible Agency:** TLMA **Time Frame**: Ongoing, as projects are processed through the Planning Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.	No lots have been consolidated for the purpose of providing affordable housing. Therefore, the County has not provided any incentives for the purpose of lot consolidation in furtherance of affordable housing. The County can only defer or reduce development fees when appropriate grants are available. Therefore, for private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay staff time for processing. No general fund monies are available for that purpose. However, to support significant affordable and special needs housing projects, the County provides for fast-track processing and the use of density bonuses pursuant to Government Code Section 65915. Additional fees are assessed for infrastructure programs such as roads, bridges, and traffic signals, as well as for parks, schools, habitat preservation and environmental mitigation. The assessment of such fees are required by state or local laws. General fund monies are no longer sufficient to meet infrastructure, public service, and facility needs. The HHDR land use designation and R-7 zoning classification have been established in part to spread the cost of the various fees across a greater number of dwelling units (higher densities) which will have the net effect of reducing fees for individual units.	Continue.
1.2h As development is proposed for an unincorporated community, County staff will work closely with the developer and the service provider to facilitate adequate infrastructure to support the development. The County will	**Resources:** General Fund **Responsible Agency:** TLMA/EDA	The roadway improvement component of the County's Transportation Improvement Program is updated biennially providing for the construction, operation, and maintenance of roads, bridges and transportation facilities provided to meet	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
continue to coordinate with various service providers to ensure adequate infrastructure and services are available to serve proposed development. Continue to coordinate with service providers to assess the needs for infrastructure and services, and plans for expansion. Communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA consistent with housing development trends. As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. Seek and support funding applications for infrastructure and service expansions that are consistent with the County's General Plan. Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities and provide assistance to providers to facilitate establishing procedures to grant priority service to the development of housing with units affordable to lower income households. As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. The County will prioritize time and resources to areas of the highest need. As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources. Annually explore and pursue funding opportunities for area plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities.	**Time Frame:** Ongoing 2014-2021, as projects are processed through the Planning Department. Annually apply for funding, as NOFAs are released.	capacity as well as maintenance needs. Roadway improvements are categorized as new facilities and capacity expansion, maintenance/rehabilitation, new bridges, and safety including associated infrastructure such as traffic signals, sidewalks, bikeways, and drainage. Local funding sources include developer fees, multijurisdictional funds for regional and sub regional roads (such as the Transportation Urban Mitigation Fee), special district fees for roads, bridges, and traffic signals, and the Measure A local streets and road program derived from sales tax proceeds. The county's five-year capital projects infrastructure improvements to manage surface water runoff and drainage are provided by the Riverside County Flood Control and Water Conservation District. During the timeframe of this Housing Element improvements consisted of new and repaired storm drains and associated lines, new drainage channels and restoration of existing ones, retention and detention basins, and dam restoration and repair. These drainage projects are located countywide to meet capacity needs and maintenance to provide for public health and safety. Project funding is primarily through property and sales tax revenue in the general fund. Limited funding is also provided through area drainage plan fees imposed on development projects and by other government entities. A total of ten projects were so funded, countywide. It should be noted that the County provides for road and flood control facility improvements, as noted above. Other services such as water and sewer are provided by various countywide service districts which are responsible for determining their own service and related infrastructure needs. Project related infrastructure requirements are typically provided by the developer, or fair share fees are assessed through project conditions of approval. Infrastructure improvements provided beyond fair share requirements are reimbursed to the developer. Project fees and infrastructure funding requirements are reviewed with the development community when development projects are proposed. In-lieu fees or improvements required for project approval directly benefit the developer project. When fair share fees are paid, improvements are provided by the County using a combination of fees obtained from multiple developers and jurisdictions and other funding sources described above.	

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
		Housing Element requirements are reviewed with the development community along with the remainder of the General Plan as well as the Zoning Ordinance when residential projects are proposed.	
1.3a: Continue to work with non-profit organizations to provide funding resources and assistance with the production of self-help housing for ownership and multifamily farm worker housing opportunities. The County will also provide incentives for the set-aside of agricultural land for farmworker housing.	**Resources:** HOME and other HUD and HCD grants as they become available. **Responsible Agency:** EDA/Housing Authority **Time Frame**: HOME entitled, annually apply for HUD and HCD grants.	In 2016, he County participated in one self-help project and has offered funding for development and construction to incentivize acquisition of land for farmworker housing. In 2013, the County provided 180 spaces for mobile home housing for farmworker housing using previously identified and committed redevelopment set aside funds.	Continue.
1.3b: The County will process an amendment to Ordinance No. 348, to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.	**Resources:** General Fund **Responsible Agency:** TLMA **Time Frame**: Within 6 months of adoption of the Housing Element.	The County is undertaking a comprehensive zoning code amendment which is expected to be adopted in early 2018, ensuring that employee housing will be permitted by right in agricultural zones is included in the work effort.	Continue.
1.3c: The County will partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and meet annually with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing.	**Resources:** General Fund **Responsible Agency:** EDA/Housing Authority **Time Frame**: Annually meet with developers.	The County developed 180 units for farmworkers in 2013, and in 2016, provided 14 mobile homes for low income farmworker families. One site for future development for farmworker housing was identified in the unincorporated Oasis community in 2015. The County meets with developers to address farmworker housing needs periodically to identify development funding sources and potential available sites. Such meetings can occur annually, or more or less frequently based on collaboration opportunities.	Continue.
1.3d: Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County will provide assistance for extremely low-income mobile home owners in un-	**Resources:** Funding for this program is pending approval on the Recognized Obligation	The County's Mobile Home Tenant Loan (MHTL) program was established to improve substandard living conditions of mobile home owners living in un-permitted mobile home parks. The	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
permitted mobile home parks to purchase a replacement unit in a permitted mobile home park. The MHTL will provide financing for replacement of existing mobile home/coaches that will serve low income farm workers of the Coachella Valley in the County of Riverside. Additionally, through the HOME Program The County will provide assistance for the development, construction, or rehabilitation of affordable housing for low- and moderate-income farm worker households.	Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside. HOME funds **Responsible Agency:** EDA/Housing Authority **Time Frame:** Once funding has been approved and as loans are processed. Based on HOME funds availability at the time of application.	MHTL program provides financial assistance to mobile home owners by providing a zero percent (0%) interest loan in an amount up to $45,000. The funds from the loan are used to purchase a unit that will replace the existing substandard unit and will be installed in a permitted site. In 2013, a total of 180 households were assisted through the MHTL program (60 were extremely low-income and 120 were very low-income.) As a supplement to the MHTL loan, HCD Farm Worker Housing Grants (FWHG) were utilized to provide a matching source of funds. The County supplemented 157 MHTL loans. The County also provided RDA funding to construct the mobile home park, Mountain View Estates, thereby restricting affordability through recorded covenants and regulatory agreements. No MHTL funds were available between 2014 and 2016 because such funds were based on redevelopment agency property tax proceeds which could no longer be encumbered since the legislature eliminated redevelopment agencies in 2012. No HOME funds have been used to assist the development of farmworker housing units.	
1.4a: Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.	**Resources:** **Responsible Agency:** Department of Mental Health **Time Frame**: Ongoing.	Through the Riverside Community Health System - Behavior Health, the County provides diversified services to those living on the streets or at risk of homelessness, including the mentally ill. This effort is managed by an administrative services manager through the Housing Opportunities Partnerships and Education program (HHOPE).	Continue.
1.4b: Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds.	**Resources:** HUD Supportive Housing Program, Shelter Plus Care **Responsible Agency:** Department of Public Social Services **Time Frame**: Meet annually with County legislative advocates to address	Between 2013 and 2016, the County provided assistance through the Shelter Plus Care Housing Program to 128 qualified units for sheltering homeless persons with disabilities. During the period, the annual assistance subsidy for this number of units has been between approximately $925,000 and $1 million. Meetings to address the implications of new legislation are conducted as bills are proposed and signed at least annually, and more frequently as needed to address impacts on the County.	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
	implications of new legislation.		
1.4c: Develop design criteria for housing suitable for the mentally disabled for use by affordable housing developers.	**Resources:** **Responsible Agency:** Department of Mental Health in conjunction with EDA **Time Frame**: Within the two years of adoption of the Housing Element.	Design criteria guidelines are not provided for special needs affordable housing development projects assisted by the County. Design criteria may be dictated by the source of funding and its requirements, on a project by project basis. For projects assisting mentally disabled individuals, Mental Health Services Act (MHSA) funds are used to design and build the supportive housing units consistent with the Riverside University Health System – Behavioral Health Community Services and Support (CSS) Plan. These units are designed to accommodate the homeless or those at risk of homelessness as well as those individuals with severe and persistent mental illness. A total of 15 units of such qualifying housing are integrated into each project using MHSA funds. From 2013 through 2016 a total of 60 supportive units were provided in the unincorporated area in four projects consisting of 331 units. At this time, the County has not determined that there is need to develop such design criteria and will not be undertaking same.	Continue.
1.4d: Promote the integration of special needs housing into affordable housing communities.	**Resources:** **Responsible Agency:** Department of Mental Health **Time Frame**: Ongoing, throughout the planning period.	The County's 2014-2019 Consolidated Plan is guided by the commitment and priority to provide decent housing by preserving the affordable housing stock; increasing the availability of affordable housing; reducing discriminatory barriers; increasing the supply of supportive housing for those with special needs; and transitioning homeless persons and families into housing. HOME, RDA and CalHome funds have been used to fund projects and activities targeting persons of low- and moderate-income and their families throughout the County, including those in special needs categories such as elderly persons, farm workers, severely disabled adults, homeless persons, kids aging out of foster care and persons living with HIV/AIDS.	Continue.
1.4e: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. Continue the Shelter Plus Care Program through addition of permanent housing facilities for the mentally disabled, as funding is available, and implement a new program to provide safe havens to the mentally ill.	**Resources:** HUD, Shelter Plus Care Program Safe Haven for the Mentally Ill program, Supportive Housing Program/Shelter Plus Care program **Responsible Agency:** Department of Public Social Services	Both the Continuum of Care and Supportive Housing Programs continue to be implemented by the County to meet special housing needs requirements. The Riverside University Health System – Behavior Health continuing housing programs utilize a safe haven model in their services. The Place and The Path, which follow a low-demand, drop-in model for providing homeless outreach and permanent supportive housing to homeless individuals with serious mental health conditions remain active and successful. Both facilities are operated using a nonprofit provider whose program model	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
	Time Frame: Ongoing, throughout the planning period.	emphasizes peer-to-peer engagement and support. Those linked to permanent housing at either location must have a diagnosed mental illness and be considered chronically homeless. Ninety-nine percent of provider staff has received mental health services themselves (as consumers of care or peers) and many have also experienced prolonged periods of homelessness. The Path and The Place are partially funded by HUD permanent supportive housing grants. Currently the referrals for the housing for these two programs are through the HomeConnect Coordinated entry system. The Place, located in the Western end of the county in the city of Riverside in a local homeless Access campus location, was opened in 2007 and provides permanent housing for 25 adults, along with supportive services, laundry and shower facilities, meals, referrals, and fellowship for drop-in center guests. The drop-in center operates 24/7/365 and serves as a portal of entry for hard-to-engage homeless individuals with a serious mental health disorder. The Path, located in Eastern end of the county in north Palm Springs, was opened in 2009 and provides permanent supportive housing for 25 adults as well.	
1.5a: In cooperation with nonprofits and local jurisdictions, assist in the development of transitional housing facilities in established regions of the county where the need is highest.	**Resources:** HUD **Responsible Agency:** Department of Public Social Services **Time Frame**: Maintain current funding. Utilize the County's 10-Year Plan to End Homelessness and the POLIS project to site facilities.	No new transitional housing facilities were developed in 2016.	Continue.
1.5b: Assist with the expansions of the number of emergency shelters in identified areas of Riverside County in cooperation with nonprofit organizations and local jurisdictions.	**Resources:** HCD **Responsible Agency:** Department of Public Social Services **Time Frame**: Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed.	Now new emergency shelters were developed or expanded in 2106.	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
1.5c: Process an amendment to Ordinance No. 348 to add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.	**Resources:** General Fund **Responsible Agency:** TLMA **Time Frame**: Within 6 months of adoption of the Housing Element.	The County is undertaking a comprehensive zoning code amendment which is expected to be adopted in early 2018. Ensuring that transitional and supportive housing will be permitted by right in residential zones is included in the work effort.	Continue.
1.6a: Continue to work with nonprofit organizations in providing homeownership opportunities through the Rural Development Self Help program and other self-help construction programs within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME program.	**Resources:** HOME, HUD, Rural Development Self Help Program **Responsible Agency:** EDA **Time Frame:** Establish an annual meeting with CHDOs to provide policy direction.	In 2016, the County completed one self-help project located in the community of North Shore in the unincorporated area of the County (11 units). In, 2016, the County provided HOME assistance for construction of 22 homes for low-income families to support a developer's self- help program. Each of the 22 households also received assistance from the USDA's Rural Development Self Help Program.	Continue.
1.7a: Continue to provide for greater flexibility in the design of single-family development through the processing of PUDs, specific plans, and area plans, and application of density bonus provisions, when requested, to allow for varying lot sizes and development standards than normally required in residential districts.	**Resources:** **Responsible Agency:** TLMA/Building and Safety **Time Frame**: Ongoing, as projects are processed.	The County continues to support private sector residential specific plans and has zoning provisions allowing for clustering of development through a planned residential development (PRD).	
1.7b: Encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units by continuing to waive the fees(when funding is available) as an incentive.	**Resources:** **Responsible Agency:** TLMA/Building and Safety **Time Frame**: Ongoing, as projects are processed.	Regarding any residential development, including mobile home parks, the County can only defer or reduce development fees when appropriate grants are available. Therefore, for private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay staff time for processing. No general fund monies are available for that purpose. Additional fees are assessed for infrastructure programs such as roads, bridges, and traffic signals, as well as for parks, schools, habitat preservation and environmental mitigation. The assessment of such fees are required by state or local laws. General fund monies are no longer sufficient to meet infrastructure, public service, and facility needs.	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
1.7c: Encourage new large-scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed-use development.	**Resources:** **Responsible Agency:** TLMA **Time Frame**: Ongoing, as projects are processed.	In order to facilitate the development of larger scale, higher density affordable housing, the County has established the Highest Density Residential (HHDR) land use designation and the R-7 zone allowing between 20 and 40 dwelling units per acre and has established a Mixed Use Area land use designation allowing for a composite of uses which maximizes compatibility between residential, commercial, and recreational uses with flexibly for density and intensity of use. The County continues to support private sector residential specific plans and has zoning provisions allowing for clustering of development through a planned residential development (PRD).	Continue.
1.7d: The County will explore the adoption of countywide provisions, thresholds, or criteria for affordability to be used in the design of specific plans. In addition, evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria to ensure that projects include a range of densities to meet the County's RHNA.	**Resources:** General Fund **Responsible Agency:** EDA/TLMA **Time Frame**: Consider adopting provisions within two years. Continue to pursue on an ongoing basis.	The County continues to support private sector residential specific plans and has zoning provisions allowing for clustering of development through a planned residential development (PRD). As with any residential project proposed using a specific plan or PRD zoning, the opportunities for promoting affordable housing are always examined.	Continue.
1.7e: The County will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the County deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development. Prior to adopting any inclusionary program, the County will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market rate housing.	**Resources:** General Fund **Responsible Agency:** EDA/TLMA **Time Frame:** Explore options by July 2016; consider adopting an ordinance by July 2017.	In lieu of pursuing an inclusionary affordable housing requirement. The County has established the Highest Density Residential (HHDR) land use designation and the R-7 zone allowing between 20 and 40 dwelling units per acre. By allowing for flexibility in density and design for areas so designated, the development community has flexibility to maximize affordable housing opportunities. Nevertheless, the County remains committed to adopting an inclusionary housing program. However, there is no timeframe at this time for so doing. Based on the flexibility provided by these land use and zoning changes which facilitate the provision of affordable housing, the County does not believe there to be a need to adopt inclusionary housing requirements at this time.	Continue.
2.1a: When funding is available, advertise and promote the availability of funds for the following: Rehabilitation of single-family and mobile home dwelling units. Rehabilitation of multifamily units.	**Resources:** HOME and other HUD and HCD grants as they become available. **Responsible Agency:** EDA	EDA/Housing provides information on the availability of various funding sources for housing rehabilitation including CDBG, Neighborhood Stabilization Program, and HOME funds. Between 2013 and 2016, at total of 67 dwelling units in the unincorporated area were rehabilitated using such funds.	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
	Time Frame: Ongoing, as funding is available. Provide informational materials as funding permits. Entitled, apply annually HCD and HUD.		
2.1b: The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low- and low-income households.	**Resources:** HUD Capital funds **Responsible Agency:** Housing Authority **Time Frame**: Ongoing, throughout the planning period.	The EDA/Housing was allocated between approximately $1 million to $1.2 million annually from federal Capital Funds to modernize public housing between 2013 and 2016. An additional approximately $300K to $1 million from the same source for the same years was expended to maintain, repair, and improve public housing properties.	
2.1c: Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation.	**Resources:** Tax-exempt private activity bonds **Responsible Agency:** EDA/Housing Authority **Time Frame**: As projects come forward assist with the process for applying for funding on the developers behalf.	The County did not issue and utilize tax exempt private activity bonds to finance rehabilitation of multifamily housing.	Continue.
2.1d: Continue to provide funding from CDBG-funded Housing Rehabilitation Program to retrofit units to meet accessibility standards.	**Resources:** CDBG **Responsible Agency:** EDA/ **Time Frame**: Continue program when funding becomes available.	In 2013, the County assisted a total of 2 households in the unincorporated area through the CDBG funded Home Repair Program. No such funding was available between 2014 and 2016.	Continue.
2.1e: Department of Community Action (DCA) shall continue to implement the Home Weatherization program to conserve existing single-family housing through weatherization and/or rehabilitation.	**Resources:** Department of Energy, Southern California Gas, California Conservation Corp.	The County continued to provide assistance to conserve existing single family housing through weatherization programs using LIHEAP and DOE funds. In 2016, a total of 322 dwelling units received such assistance.	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
	Responsible Agency: DCA **Time Frame**: As part of an ongoing program, target 1,600 households in the incorporated portion of the County and 800 households in the unincorporated County.		
2.1f Through the Senior Home Rehabilitation Program (SHRP) The County will provide one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively.	**Resources:** Funding is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside **Responsible Agency:** EDA/Housing Authority **Time Frame:** Once funding has been approved. Assist at least 5 households during the planning period.	In 2013 and 2014, the County assisted a total of 18 households through the Senior Home Rehabilitation Program. No such assistance was provided in 2015 and 2016.	Continue.
2.1g Through the Home Enhancement Program the, assist lower income homeowners fix or repair exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.	**Resources:** CDBG **Responsible Agency:** EDA **Time Frame**: Provide grants to at least 5 households throughout the planning period.	This information was not available as of the preparation of this evaluation. However, it is estimated that approximately $395,000 was also allocated in 2016 for this purpose from CDBG funds.	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
2.1h The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation by Summer 2017 to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will seek to utilize existing efforts such as community plan updates or other activities and the plan will contain various strategies to avoid or lessen displacement and its impacts and on-going affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.	**Resources:** General Fund **Responsible Agency:** EDA/TLMA **Time Frame**: Develop a plan by summer 2017.	The County continues to implement a pro-active code enforcement program which responds to citizen complaints resulting in citations and correction requirements. Code enforcement officers also issue citations and correction requirements based on their own observations. A formal process beyond this will not be developed due to significant general fund budget limitations in the foreseeable future. Therefore, the County does not see a need to develop a plan at this time because on-going rehabilitation funding requests and rehabilitation required as a result of code enforcement complaints.	Continue.
2.2a: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.	**Resources:** **Responsible Agency:** Building and Safety Department/ Department of Environmental Health, Code Enforcement **Time Frame**: Ongoing, on a case-by-case basis.	The County continues to implement a pro-active code enforcement program which responds to citizen complaints resulting in citations and correction requirements. Code enforcement officers also issue citations and correction requirements based on their own observations.	Continue.
2.2b Through the Mobile Home Tenant Loan Foreclosure/Abandonment Program, the County will provide assistance where it is economically feasible to recover and preserve an abandoned or foreclosed mobilehome and return it to the affordable housing stock.	**Resources:** Low and Moderate Income Housing Asset Funds, 2010 Housing Taxable Bond Proceeds **Responsible Agency:** EDA/Housing Authority **Time Frame**: Preserve a minimum of 17 mobilehomes for very low-income households. Preserve at least	Because this program was recently approved by the County in November 2015, program implementation has just started so that no mobile homes have been returned to the affordable housing stock.	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
	8 within the Housing Element planning period.		
2.3a: As funding is available, preserve existing affordable mobile home housing stock. The County will also work with park owners and tenants to explore homeownership opportunities such as through the MPRROP program.	**Resources:** CDBG and other HUD and HCD grants as they become available. **Responsible Agency:** EDA/Housing Authority **Time Frame**: Annually explore funding sources and as NOFAs are released.	Please see response to Action 2.2b, above. The MPRROP Program is not used by the County.	Continue.
2.3b: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.	**Resources:** **Responsible Agency:** EDA **Time Frame:** Continue to hold quarterly meetings to discuss. As funding for programs is available, bilingual brochures will be provided.	Through the help of non-profit partners, the County's programs have been translated and extended to the farmworker communities through bilingual outreach materials and through community meetings that also use translators for the purpose of reaching farmworkers.	Continue.
2.4a: Ensure that County assisted affordable housing remains affordable by doing the following: Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis. Priority on providing financial assistance, where feasible and if funding is available, to preserve County assisted affordable units at risk of conversion to market rate during the planning period Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced by loan agreements. Coordinate with owners of at-risk units to have the property owners provide education and work with tenants regarding their rights and conversion procedures.	**Resources:** HOME and other HUD and HCD grants as they become available. **Responsible Agency:** EDA/Housing Authority **Time Frame:** Annually review existing covenants and update as necessary. County will coordinate with owners of at-risk units to have the owners provide tenant education within 30 days of a notice of conversion.	In 2013, EDA Housing monitored 35 projects in the county unincorporated area totaling 1569 dwelling units of which 1114 were income restricted. By 2016, these numbers increased to 42 projects in the unincorporated area, consisting of 1709 dwelling units of which 1207 were income restricted. No units have been lost to date due to expiration.	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
3.1a: Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1. Audits of lending institutions and rental establishments. 2. Education and training of County staff. 3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities.	**Resources:** CDBG **Responsible Agency:** EDA/ Housing Authority **Time Frame**: EDA staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.	The County continues to use the Fair Housing Council of Riverside County to complete audits of lenders and rental establishments. Annually, housing staff attend workshops hosted by the Fair Housing Council of Riverside County to obtain the latest updates in regulations, best practices and discuss current issues facing lenders, property managers, homebuyers and renters.	Continue.
3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements.	**Resources:** **Responsible Agency:** EDA **Time Frame**: 2019	The next update to the County's Analysis of Impediments which has been renamed Affirmatively Furthering Fair Housing (AFFH) is in 2019.	Continue.
3.2a: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.	**Resources:** First Time Home Buyer Down Payment Assistance Program **Responsible Agency:** EDA/ Fair Housing Council **Time Frame**: Ongoing, as funding permits.	In 2016, the Fair Housing Council served 2470 persons including a combination of landlord and tenant contacts, fair housing contacts, foreclosure prevention counseling, various workshops, and general one on one counseling.	Continue.
3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following: Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities. Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law	**Resources:** **Responsible Agency:** Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits and Community Access Center, DPSS **Time Frame:** Ongoing, as projects are processed.	The County's HOME Investment Partnership Act (HOME) program, a federally funded program, follows housing accessibility requirements at 24 CFR Part 8, complying with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and the Disability/Accessibility Provisions of the Fair Housing Act of 1988. Dwelling units must be designed and constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) which is deemed to comply with the Section 504 regulation. 24 CFR Part 8.22, New construction—housing facilities, provides requirements for new construction of multi-family projects, that 5 percent (5%) of the units (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional 2 percent (2%) of the units (but not	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
to be affordable to persons with disabilities or persons with special needs. Develop a policy to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities. Coordinate with the Inland Regional Center to implement an outreach program that informs families in the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services found on the County's website, and providing housing-related training for individuals/families through workshops, as funding and staffing permit.	Develop a reasonable accommodation procedure by Spring 2016. Develop an outreach program by Spring 2016.	less than one unit) must be accessible to individuals with sensory impairments. It should be noted that Section XIXe of Ordinance 348.4840 addresses reasonable accommodation needs for persons with disabilities. Additionally, the County's Building Code provides accessibility criteria for disabled persons. There is no separate design criteria provided in the Building Code. The County provides personal and web site assistance to persons with disabilities and therefore requiring special accommodations, specifically for residents who are completing applications for Section 8 or Public Housing Programs. Additionally, the County has prepared a guide book with procedures for the disabled to pursue Section 8 assistance. There is no separate coordination with the Inland Regional Center regarding services for disabled persons.	
3.3b: Continue to utilize the following programs to assist special needs households: 1. Housing Choice Voucher Program (Section 8 Certificates). 2. Family Unification Program. 3. Family Self Sufficiency (FSS) Program. 4. Housing Opportunities for Persons with AIDS (HOPWA). 5. Veteran's Affairs Supportive Housing Program (VASH). 6. Foster Care Youth Program. 7. Tenant Based Rental Assistance Program.	**Resources:** HUD Housing Choice Voucher Program (Section 8 Rental Assistance), Family Unification Program, Family Self-Sufficiency Program, HOPWA, VASH, Foster Care Youth Program, TBRA **Responsible Agency:** Housing Authority, EDA, DPSS **Time Frame:** Programs will continue as funding is obtained.	The County used the following programs to assist households in 2013: **Housing Choice Voucher Section 8 (HCV) Program.** The County's HCV program is a HUD-funded rental assistance program that subsidizes the monthly rent for low-income families throughout Riverside County. Households are recertified for continued assistance once a year. The HCV program pays landlords annually on behalf of low income families. Approximately $69,973,083 in total Housing Assistance Payments (HAP) assisted 8,713 clients. Of the clients served, whose incomes at admission must be at or below 50% AMI, 237 households were veterans and 4,554 were disabled and/or elderly including veterans. **Family Self Sufficiency (FSS) Program.** The FSS Program assists families to become economically independent from government financial assistance within a five-year period. In 2013, the FSS program served 547 participants. A total of 9 families graduated and therefore no longer required rental assistance. Of the graduates, 1 has purchased their own homes. **Housing Opportunities for Persons with AIDS (HOPWA).** In fiscal year 2012-13, the HOPWA program provided a total of	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
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Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
	8 within the Housing Element planning period.		
2.3a: As funding is available, preserve existing affordable mobile home housing stock. The County will also work with park owners and tenants to explore homeownership opportunities such as through the MPRROP program.	**Resources:** CDBG and other HUD and HCD grants as they become available. **Responsible Agency:** EDA/Housing Authority **Time Frame**: Annually explore funding sources and as NOFAs are released.	Please see response to Action 2.2b, above. The MPRROP Program is not used by the County.	Continue.
2.3b: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.	**Resources:** **Responsible Agency:** EDA **Time Frame:** Continue to hold quarterly meetings to discuss. As funding for programs is available, bilingual brochures will be provided.	Through the help of non-profit partners, the County's programs have been translated and extended to the farmworker communities through bilingual outreach materials and through community meetings that also use translators for the purpose of reaching farmworkers.	Continue.
2.4a: Ensure that County assisted affordable housing remains affordable by doing the following: Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis. Priority on providing financial assistance, where feasible and if funding is available, to preserve County assisted affordable units at risk of conversion to market rate during the planning period Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced by loan agreements. Coordinate with owners of at-risk units to have the property owners provide education and work with tenants regarding their rights and conversion procedures.	**Resources:** HOME and other HUD and HCD grants as they become available. **Responsible Agency:** EDA/Housing Authority **Time Frame:** Annually review existing covenants and update as necessary. County will coordinate with owners of at-risk units to have the owners provide tenant education within 30 days of a notice of conversion.	In 2013, EDA Housing monitored 35 projects in the county unincorporated area totaling 1569 dwelling units of which 1114 were income restricted. By 2016, these numbers increased to 42 projects in the unincorporated area, consisting of 1709 dwelling units of which 1207 were income restricted. No units have been lost to date due to expiration.	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
3.1a: Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1. Audits of lending institutions and rental establishments. 2. Education and training of County staff. 3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities.	**Resources:** CDBG **Responsible Agency:** EDA/ Housing Authority **Time Frame**: EDA staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.	The County continues to use the Fair Housing Council of Riverside County to complete audits of lenders and rental establishments. Annually, housing staff attend workshops hosted by the Fair Housing Council of Riverside County to obtain the latest updates in regulations, best practices and discuss current issues facing lenders, property managers, homebuyers and renters.	Continue.
3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements.	**Resources:** **Responsible Agency:** EDA **Time Frame**: 2019	The next update to the County's Analysis of Impediments which has been renamed Affirmatively Furthering Fair Housing (AFFH) is in 2019.	Continue.
3.2a: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.	**Resources:** First Time Home Buyer Down Payment Assistance Program **Responsible Agency:** EDA/ Fair Housing Council **Time Frame**: Ongoing, as funding permits.	In 2016, the Fair Housing Council served 2470 persons including a combination of landlord and tenant contacts, fair housing contacts, foreclosure prevention counseling, various workshops, and general one on one counseling.	Continue.
3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following: Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities. Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law	**Resources:** **Responsible Agency:** Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits and Community Access Center, DPSS **Time Frame:** Ongoing, as projects are processed.	The County's HOME Investment Partnership Act (HOME) program, a federally funded program, follows housing accessibility requirements at 24 CFR Part 8, complying with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and the Disability/Accessibility Provisions of the Fair Housing Act of 1988. Dwelling units must be designed and constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) which is deemed to comply with the Section 504 regulation. 24 CFR Part 8.22, New construction—housing facilities, provides requirements for new construction of multi-family projects, that 5 percent (5%) of the units (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional 2 percent (2%) of the units (but not	Continue.

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		$454,739 in HAP assistance. An average of 71 individuals were assisted on a monthly basis. **Veteran's Affairs Supportive Housing Program (VASH).** The VASH program provided 416 homeless veterans with monthly rental assistance. **Foster Care Youth Program.** A total of 3 youth were assisted. **Tenant Based Rental Assistance (TBRA) and Security Deposit Assistance (SDA) Program.** A total of 178 households were assisted under the SDA program and 27 households were assisted under the TBRA program. **Family Unification Program.** The FUP assisted 124 households. **Homeless Prevention and Rapid-Rehousing Program (HPRP).** The Housing Authority continues to provide rapid re-housing and homeless prevention services to homeless families and families at imminent risk of homelessness. During the 2014-15 fiscal year, 190 persons received ESG rapid re-housing assistance and 82 persons received ESG homeless prevention assistance. The County used the following programs to assist households in 2016: **Housing Choice Voucher Section 8 (HCV) Program.** The County's HCV program is a HUD-funded rental assistance program that subsidizes the monthly rent for low-income families throughout Riverside County. Households are recertified for continued assistance once a year. The HCV program pays landlords annually on behalf of low income families. Approximately $67,071,527 in total Housing Assistance Payments (HAP) assisted 8,701 clients. Of the clients served, whose incomes at admission must be at or below 50% AMI, 507 households were veterans and 4,278 were disabled and/or elderly including veterans. **Family Self Sufficiency (FSS) Program.** The FSS Program assists families to become economically independent from government financial assistance within a five-year period. In 2016, the FSS program served 400 participants. A total of 11 families graduated and therefore no longer required rental assistance. Of the graduates, 1 purchased their own home. **Housing Opportunities for Persons with AIDS (HOPWA).** In fiscal year 2015-16, the HOPWA program provided a total of	

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		$472,504 in HAP assistance. An average of 73 individuals were assisted on a monthly basis. **Veteran's Affairs Supportive Housing Program (VASH).** The VASH program provided 451 homeless veterans with monthly rental assistance. **Foster Care Youth Program.** A total of 3 youth were assisted. **Tenant Based Rental Assistance (TBRA) and Security Deposit Assistance (SDA) Program.** A total of 268 households were assisted under the SDA program and 43 were assisted under the TBRA program. **Family Unification Program.** The FUP assisted 132 households. **Homeless Prevention and Rapid-Rehousing Program (HPRP).** The Housing Authority continues to provide rapid re-housing and homeless prevention services to homeless families and families at imminent risk of homelessness. During the 2015-16 fiscal year, 25 persons received ESG rapid re-housing assistance and 81 persons received ESG homeless prevention assistance. A total 39 persons received HPRP assistance through the Housing Authority.	
3.3c: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program, previously known as Section 8 Rental Assistance Program).	**Resources:** HUD **Responsible Agency:** Housing Authority **Time Frame**: Ongoing as interested persons contact the Housing Authority.	Please see response to Action 3.3b, above.	Continue.
3.3d: The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within western and eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.	**Resources:** HUD Shelter Plus Care **Responsible Agency:** Housing Authority/ DPSS **Time Frame**: Ongoing, throughout the planning period.	The County continues to administer the Shelter Plus Care Program throughout the County, including western Riverside County.	Continue.
3.3e: Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).	**Resources:** HUD Housing Choice Voucher Program	Please see response to Action 3.3b, above.	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
	Responsible Agency: Housing Authority **Time Frame**: Ongoing, throughout the planning period.		
3.3f: DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.	**Resources:** FEMA, ESG, EHAP **Responsible Agency:** DPSS **Time Frame**: Ongoing, throughout the planning period.	Please see response to Action 3.3b, above.	Continue.
3.3g: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	**Resources:** HUD Supportive Housing program, Shelter Plus Care **Responsible Agency:** DPSS **Time Frame**: Ongoing.	Both programs continue to be administered throughout the county.	Continue.
3.3h: The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the Consumer Price Index.	**Resources:** **Responsible Agency:** County Executive Office **Time Frame**: Ongoing.	Ordinance No. 760 is codified in the Riverside County Code of Ordinances as Chapter 5.36, Mobile Home Park Rent Stabilization.	Continue.
3.4a: Continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners.	**Resources:** CDLAC **Responsible Agency:** EDA **Time Frame**: Ongoing. Funding will be available once the Housing Element is in compliance.	Between 2013 and 2016, 180 low and moderate income homeowners received such assistance.	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
3.4b: Continue to provide down payment assistance and closing cost assistance to low-income first-time homebuyers through the First Time Home Buyer Program.	**Resources:** HOME **Responsible Agency:** EDA **Time Frame**: Ongoing. Funding will be available once the Housing Element is in compliance.	Between 2013 and 2016, 58 low income first time home buyers received such assistance.	Continue.
3.5a: Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.	**Resources:** HOME and other HUD and HCD grants as they become available., CDBG, HUD **Responsible Agency:** EDA **Time Frame:** Ongoing. Annually meet with interested developers.	Between 2013 and 2016, 22 units have been acquired and rehabilitated for this purpose.	Continue.
3.5b: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters, or single-room occupancy units (SRO) in conjunction with qualified nonprofit organizations. The Department of Social Services shall work with participating jurisdictions when requested. In addition, the County will process an amendment to Ordinance No. 348 to define SROs and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit.	**Resources:** HUD, HCD **Responsible Agency:** DPSS, nonprofits **Time Frame**: Within six months of adoption of the Housing Element.	The County is undertaking a comprehensive zoning code amendment which is expected to be adopted in early 2018. This work effort includes addressing the allowance of single room occupancy (SRO) units in general commercial zones. In the absence of a regulatory structure for entitling projects providing SRO units, no such units have been provided to date.	Continue.
4.1a: To ensure fees do not pose a constraint to the development of housing, the County will review its fees on an annual basis.	**Resources:** General Fund **Responsible Agency:** TLMA **Time Frame**: Annually.	Regarding development or infrastructure fees, the County can only defer or reduce development fees when appropriate grants are available. Therefore, for private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay staff time for processing. No general fund monies are available for that purpose. Additional fees are assessed for infrastructure programs such as roads, bridges, and traffic signals, as well as for parks, schools, habitat preservation and environmental mitigation. The assessment of such fees are required by state or local laws.	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
		General fund monies are no longer sufficient to meet infrastructure, public service, and facility needs. While actual fee amounts may change, no modifications are proposed to the approach and structure detailed above. The County annually reviews the nexus and applicable fee to ensure that the two are fully correlated.	
4.1b: Update the definition of family so that it does not limit the number of persons per household, and does not require that persons are related by blood.	**Resources:** General Fund **Responsible Agency:** TLMA **Time Frame**: Within six months of adoption of the Housing Element.	Land Use Ordinance No. 348.4835 was adopted on June 21, 2016 to make this definition change. The ordinance took effect on July 21, 2016.	Continue.
4.2a: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in subregional (WRCOG and CVAG) and regional (SCAG) agency meetings to: Establish housing goals beyond county lines that reflect housing markets. Ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary. Encourage the production of affordable housing such as construction defect litigation reform and additional low-income tax credits.	**Resources:** General Fund **Responsible Agency:** EDA/ Housing Authority Executive Office/TLMA **Time Frame**: Establish a meeting with County's legislative advocates to ascertain the existing impact and proposed legislation.	The County continues to participate in WRCOG, CVAG, and SCAG meetings with consideration given to personnel resources available for such meetings and if the topic(s) of the meetings relate to county priorities. It should be noted that the primary focus of WRCOG and CVAG meetings is on city government matters. However, the County does undertake expansive coordination with SCAG and these agencies in the allocation of RHNA numbers for the production of dwelling units, including affordable housing, in the respective jurisdictions and the region as a whole. Meetings to address the implications of new legislation are conducted as bills are proposed and signed at least annually, and more frequently as needed to address impacts on the County.	Continue.
4.3a: Review the Housing Element on an annual basis to determine the effectiveness of the programs in achieving the County's housing goals and objectives. The County will provide the annual report to the Board of Supervisors as to the effectiveness of the Housing Element. A copy of this report will be sent to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).	**Resources:** General Fund **Responsible Agency:** EDA/TLMA **Time Frame:** Annually in April.	The annual report on the County's housing programs is being undertaken concurrent with this mid-cycle update of the Housing Element.	Continue.

Actions	Implementing Resources	Evaluation	Continue, Modify, or Delete
5.1a: Continue to promote and support energy efficiency in new construction by encouraging developers to utilize available energy programs through the local utility providers and once adopted, to be consistent with the County's Climate Action Plan.	**Resources:** Energy Efficiency Block Grant (EECBG) funded by the Department of Energy (DOE). **Responsible Agency:** TLMA/Building and Safety **Time Frame:** Implement Climate Action Plan that will include incentives for production of renewable energy resources and greater efficiencies than Title 24. Ongoing as projects are processed through the Planning Department.	All developers comply with the County's building codes which are based on Title 24 of the California Code of Regulations, also known as the Building Standards Code and the energy efficiency requirements contained therein. The County does not impose separate or different requirements. The County amended its General Plan by adopting a Climate Action Plan on December 8, 2015.	Continue.
5.1b: The Department of Community Action shall continue to operate the LIHEAP and Home Weatherization programs to reduce maintenance and energy costs for households with low incomes and increase efforts to inform the public about available energy conservation programs.	**Resources:** California Conservation Corp., DOE, state Department of Community Services and Development, WEEK, Emergency Contingency Funds **Responsible Agency:** DCA **Time Frame**: Ongoing.	The County continued to provide assistance to conserve existing single family housing through weatherization programs using LIHEAP and DOE funds. Between 2013 and 2016, a total of 2296 dwelling units received such assistance.	Continue.

Community Profile

An accurate assessment of existing and future resident demographic characteristics and housing needs forms the basis for establishing program priorities and quantified objectives in the Housing Element. This section presents statistical information and analysis of demographic and housing factors that influence housing demand, availability, and cost. The focus of this section is identifying the need for housing according to income level as well as by special needs groups.

Data Sources

The US Census, which is completed every ten years, is an important source of information for the community profile. It provides the most reliable and in-depth data for demographic characteristics of a locality. The California Department of Finance is another source of valuable data and is more current than the census. However, the Department of Finance does not provide the depth of information that can be found in the US Census Bureau reports. Whenever possible, Department of Finance data and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

The 2010 Census did not collect information in several categories that are required for the assessment of housing needs. Furthermore, some of this data, particularly for trends that change significantly on an annual basis, is now outdated. Where this is the case, the assessment references US Census Bureau ACS data or Esri forecasts data. The ACS provides estimates of numerous housing-related indictors based on samples averaged over a five-year period. Esri forecast data is determined by using a mix of inputs from Esri's updated demographics, the decennial census, American Community Survey (ACS), and business data. The Community Profile reflects the 2010-2014 ACS data as well as 2016 Esri forecasts.

Where possible, data is broken out by eastern and western portions of the unincorporated County. This allows a more accurate depiction of trends in Riverside County. The following describes the jurisdictions (cities and census-designated places [CDP]) that are included in the eastern and western regions.

Eastern Region

Cities: Blythe, Cathedral City, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs, Rancho Mirage

CDPs: Bermuda Dunes, Desert Center, Desert Edge, Desert Palms, Garnet, Indio Hills, Mecca, Mesa Verde, North Shore, Oasis, Ripley, Sky Valley, Thermal, Thousand Palms, Vista Santa Rosa, Whitewater

Western Region

Cities: Banning, Beaumont, Calimesa, Canyon Lake, Corona, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, Wildomar

CDPs: Aguanga, Anza, Cabazon, Cherry Valley, Coronita, East Hemet, El Cerrito, El Sobrante, French Valley, Good Hope, Green Acres, Highgrove, Home Gardens, Homeland, Idyllwild-Pine Cove, Lakeland Village, Lake Matthews, Lake Riverside, Lakeview, March Air Reserve Base (ARB), Mead Valley, Mountain Center, Nuevo, Romoland, Temescal Valley, Valle Vista, Warm Springs, Winchester, Woodcrest

Demographic Trends

Regional Growth

Between April 1, 2000, and January 1, 2016, Riverside County's population as a whole grew by over 800,000 people or by approximately 52 percent (Table H-1). When looking at the unincorporated portion of the County, there was a decrease in population of 13 percent. This is most likely due to the recent incorporations of Eastvale, Jurupa Valley, Menifee, and Wildomar.

Table H-1 Regional Population Growth Trends, 2000–2016

Area	4/1/2000[1]	4/1/2010[1]	1/1/2016[2]	Change 2000–2016 (%)
Unincorporated	*420,721*	*504,392*	*364,413*	-13%
Cities	1,124,666	1,685,249	1,983,415	76%
Riverside County	1,545,387	2,189,641	2,347,828	52%
California	33,873,086	37,559,440	39,255,883	16%

Sources:
1. US Census Bureau 2010; 2. Department of Finance

Table H-2 presents the percentage change in population of the cities in Riverside County between 2000 and 2016. The fastest-growing cities during this period were Beaumont and Murrieta, where the percentage changes in population were 296 percent and 157 percent, respectively. This is significantly different than the population change that occurred in the unincorporated County, which was a decrease of 13 percent. While the unincorporated County experienced growth overall between 2000 and 2010, the incorporation of the cities of Eastvale in 2010 and Jurupa Valley in 2011 led to an overall 15 percent decrease between 2010 and 2012. Had several cities not incorporated between 2000 and 2012, the population growth within land areas in the unincorporated county in 2000 would have resulted in an unincorporated population increase of 48 percent by 2012 (the unincorporated population plus the cities of Eastvale, Jurupa Valley, Menifee, and Wildomar).

Table H-2 County/City Population Growth Trends, 2000–2016

County/City	April 1, 2000	April 1, 2010	2016	% Change (2000–2016)
Banning	23,562	29,603	30,834	31%
Beaumont	11,384	36,877	45,118	296%
Blythe	20,465	20,817	19,813	-3%
Calimesa	7,139	7,879	8,289	16%
Canyon Lake	9,952	10,561	10,681	7%
Cathedral City	42,647	51,200	54,261	27%
Coachella	22,724	40,704	45,407	100%
Corona	124,966	152,374	164,659	32%
Desert Hot Springs	16,582	25,938	29,048	75.%
Eastvale*	n/a	n/a	63,162	-
Hemet	58,812	78,657	80,070	36%
Indian Wells	3,816	4,958	5,412	42%
Indio	49,116	76,036	88,058	79%
Jurupa Valley*	n/a	n/a	98,177	-

County/City	April 1, 2000	April 1, 2010	2016	% Change (2000–2016)
Lake Elsinore	28,930	51,821	61,006	111%
La Quinta	23,694	37,467	39,977	69%
Menifee*	n/a	77,519	89,004	-
Moreno Valley	142,379	193,965	205,383	44%
Murrieta	44,282	103,466	113,795	157%
Norco	24,157	27,063	26,896	11%
Palm Desert	41,155	48,445	49,335	20%
Palm Springs	42,805	44,552	46,654	9%
Perris	36,189	68,386	73,722	104%
Rancho Mirage	13,249	17,218	18,070	36%
Riverside	255,166	303,871	324,696	27%
San Jacinto	23,779	44,199	47,656	100%
Temecula	57,716	100,097	109,064	89%
Wildomar*	n/a	32,176	35,168	-
Unincorporated	**420,721**	**504,392**	**364,413**	**-13%**
County Total	1,545,387	2,190,241	2,347,828	52%

Source: Demographic Research Unit, Department of Finance

** Cities incorporated after 2000.*

Table H-3 displays the estimated population, housing units, households, and employment for the unincorporated areas of Riverside County for 2014. The results show that the western portion of the County contains approximately 79 percent of the unincorporated area's population, 73 percent of its housing units, 76 percent of its households, and 80 percent of its employment. In comparison, the eastern County contains 21 percent of the population, 27 percent of the housing units, 24 percent of the household, and 20 percent of the employment. The most populous area within the eastern County is the Western Coachella Valley Area.

Table H-3 Population, Households, and Employment Distribution, 2014

Planning Area[1]	Population	% of Total	Housing Units	% of Total	Households	% of Total	Employment	% of Total
Western County								
Aguanga CDP	897	0%	589	1%	418	0%	341	38%
Anza CDP	2,356	1%	1,329	1%	897	1%	954	40%
Cabazon CDP	3,266	1%	935	1%	880	1%	1,197	37%
Cherry Valley CDP	6,823	2%	2,941	3%	2,705	3%	3,055	45%
Coronita CDP	3,397	1%	951	1%	935	1%	1,670	49%
East Hemet CDP	18,188	6%	6,069	6%	5,410	6%	7,839	43%
El Cerrito CDP	5,551	2%	1,530	1%	1,467	2%	2594	47%
El Sobrante CDP	14,855	5%	4,124	4%	3,905	4%	7,568	51%
French Valley CDP	26,753	9%	7,514	7%	7,115	8%	12,542	47%
Good Hope CDP	8,911	3%	2,434	2%	2,166	2%	3,837	43%
Green Acres CDP	2,330	1%	618	1%	563	1%	835	36%
Highgrove CDP	4,067	1%	1,266	1%	1130	1%	1,972	48%
Home Gardens CDP	11,701	4%	3,119	3%	2848	3%	5,378	46%

Planning Area[1]	Population	% of Total	Housing Units	% of Total	Households	% of Total	Employment	% of Total
Homeland CDP	5,921	2%	2329	2%	1,967	2%	2,556	43%
Idyllwild-Pine Cove CDP	2,562	1%	4,133	4%	1,150	1%	1,408	55%
Lakeland Village CDP	11,343	4%	3,965	4%	3,551	4%	5,624	50%
Lake Mathews CDP	5,518	2%	1,845	2%	1,611	2%	2437	44%
Lake Riverside CDP	858	0%	340	0%	277	0%	360	42%
Lakeview CDP	1,723	1%	525	0%	443	0%	849	49%
March ARB CDP	1,129	0%	730	1%	508	1%	341	30%
Meadowbrook CDP	3,447	1%	1,157	1%	1,032	1%	1,350	39%
Mead Valley CDP	19,851	7%	4,779	5%	4,486	5%	8,695	44%
Mountain Center CDP	75	0%	35	0%	18	0%	12	16%
Nuevo CDP	7,345	2%	2,123	2%	1,974	2%	3,348	46%
Romoland CDP	1,682	1%	466	0%	373	0%	939	56%
Temescal Valley CDP	24,714	8%	8,180	8%	7,760	9%	12,228	49%
Valle Vista CDP	15,995	5%	6,357	6%	5,641	6%	6,415	40%
Warm Springs CDP	3,163	1%	812	1%	805	1%	1,394	44%
Winchester CDP	2,717	1%	839	1%	790	1%	1,447	53%
Woodcrest CDP	15,951	5%	4,728	4%	4,440	5%	8,255	52%
Subtotal	*233,089*	*79%*	*76,762*	*73%*	*67,265*	*76%*	*107,440*	*80%*
Eastern County								
Bermuda Dunes CDP	7,719	3%	3,770	4%	2,811	3%	4,167	54%
Desert Center CDP	208	0%	207	0%	69	0%	78	38%
Desert Edge CDP	4,244	1%	3,448	3%	2,184	2%	1,164	27%
Desert Palms CDP	6,776	2%	5,307	5%	4,099	5%	913	13%
Garnet CDP	6,380	2%	2,361	2%	1,928	2%	2,856	45%
Indio Hills CDP	910	0%	411	0%	291	0%	426	47%
Mecca CDP	8,912	3%	2,215	2%	1,986	2%	4,321	48%
Mesa Verde CDP	1,004	0%	386	0%	342	0%	466	46%
North Shore CDP	3,184	1%	837	1%	700	1%	1,364	43%
Oasis CDP	5,807	2%	1,420	1%	1,297	1%	2,699	46%
Ripley CDP	659	0%	321	0%	256	0%	264	40%
Sky Valley CDP	2,493	1%	1,594	2%	973	1%	1,013	41%
Thermal CDP	3,570	1%	988	1%	949	1%	1,575	44%
Thousand Palms CDP	7,956	3%	3,972	4%	2,895	3%	3,220	40%
Vista Santa Rosa CDP	2,815	1%	831	1%	676	1%	1,396	50%
Whitewater CDP	469	0%	370	0%	172	0%	146	31%
Subtotal	*63,106*	*21%*	*28,438*	*27%*	*21,628*	*24%*	*26,068*	*20%*
Unincorporated Total	**296,195**	**100%**	**105,200**	**100%**	**88,893**	**100%**	**133,508**	**100%**
Riverside County Total	1,901,431	87%	676,617	87%	579,389	87%	885,263	87%

Source: 2010–2014 American Community Survey

Age Composition

The age distribution for the western and eastern portions of Riverside County is presented in Table H-4. According to 2016 ESRI data, roughly 38 percent of unincorporated Riverside County's population is prime working age, falling between 25 and 54 years of age. Another 22 percent of the population is school age, falling between 5 and 17 years of age. Roughly 27 percent of the population is over 55 years of age. The remaining 15 percent of the population comprises preschoolers and young adults. The unincorporated western and eastern County have slightly different age trends. Eastern County has a slightly lower working age population (32 percent) than western County (39 percent) and western County has a significantly lower population of retirement aged individuals (13 percent) than eastern County (22 percent).

Table H-4 Age Distribution 2010–2016

Age Group	2010				2016			
	Western Unincorp.	Eastern Unincorp.	Unincorp. Total	County Total	Western Unincorp.	Eastern Unincorp.	Unincorp. Total	County Total
Preschool (0-4)	19,712	6,362	26,074	157,741	20,886	6,116	27,002	170,223
School (5-17)*	58,409	15,421	73,830	442,958	65,991	16,582	82,573	512,477
Young Adult (18-24)*	25,663	7,290	32,953	222,768	19,593	5,282	24,875	173,914
Prime Working (25-54)	110,017	27,541	137,558	839,939	116,314	27,028	143,342	915,660
Mature (55-64)	29,757	9,092	38,849	204,339	35,731	9,908	45,639	255,319
Retirement (65+)	31,000	16,738	47,738	248,779	38,908	18,660	57,568	313,928
Total	**274,558**	**82,444**	**357,002**	**2,116,524**	**297,423**	**83,576**	**380,999**	**2,341,521**

Sources: US Census Bureau 2010; ESRI forecasts for 2016
**2016 Data had slightly different divisions for these cohorts, i.e., 5-19 and 20-24*

Employment Trends

Employment Characteristics

According to the 2010- 2014 ACS, the estimated number of employed residents in all of Riverside County for all industries was 895,237. Of this, 1.7 percent or 15,006 were farm jobs, while 98.3 percent or 880,231 were non-farm jobs. The largest job sectors in the County were educational services (20 percent), retail trade (13 percent), Information (12 percent) and arts and entertainment (11 percent). A further breakdown is provided in the table below, which includes information on earnings and income levels by sector.

Table H-5 Employment by Industry, 2009–2014

Subject	Riverside County, California			
	Total		Median Earnings	Income Level
	Estimate	Percentage	Estimate	
Civilian employed population 16 years and over	895,237	100%	$31,604	Very Low
Educational services, health care and social assistance	182,989	20%	$35,449	Low
Retail trade	117,559	13%	$22,865	Extremely Low
Arts, entertainment, and recreation, and accommodation and food services	101,782	11%	$18,193	Extremely Low
Professional, scientific, and management, and administrative and waste management services	90,006	10%	$29,847	Very Low
Manufacturing	82,197	9%	$39,487	Low
Construction	72,345	8%	$35,150	Low
Transportation and warehousing, and utilities	48,905	6%	$41,701	Low
Other services, except public administration	47,240	5%	$21,318	Extremely Low
Finance and insurance, real estate and rental and leasing	47,036	5%	$41,823	Low
Public administration	47,036	5%	$41,823	Low
Wholesale trade	46,143	5%	$65,452	Moderate
Agriculture, forestry, fishing and hunting, and mining	15,006	2%	$19,562	Extremely Low
Information	14,322	12%	$47,774	Low

Source: 2010–2014 American Community Survey

Table H-6 projects the annual average employment by industry between 2010 and 2020 within the Riverside-San Bernardino-Ontario Metropolitan Statistical Area, which includes Riverside and San Bernardino Counties. Over this 10-year period, employment is expected to reach 1.46 million, or gain 206,700 jobs, for an annual growth rate of 2 percent. By comparison, during the same period, California's annual growth rate is estimated to be the same at 2 percent. Riverside and San Bernardino Counties account for approximately 8.5 percent of California's total non-farm employment. This will increase to 9.2 percent of the California's non-farm employment growth during this period. The three industry sectors responsible for almost 62 percent of the new jobs are transportation, trade, and utilities; professional and business services; and leisure and hospitality. Using the annual average percentage growth rate for all non-farm employment of 2 percent as a baseline, the fastest growing non-farm industry sector is transportation, warehousing, and utilities, which is expected to grow 3 percent. In addition to the 206,700 job gain between 2010 and 2020, an estimated 315,500 job openings are also expected to become available. New jobs together with job openings would therefore total about 522,200 job openings during this period.

As the national economy improved during the 1990s, Riverside County's economy also improved with the unemployment rate dropping from a high in 1993 of 12 percent (71,000 unemployed) to 5 percent (36,500 unemployed) in 2000. Between 2000 and 2010, the unemployment rate for Riverside County averaged 6 percent. Since 2006, the height of the "housing bubble" and accompanying economic downturn, the unemployment rate steadily increased to a high of 13 percent in May 2009, and has declined with economic recovery to 4.9 percent as of April 2017. Riverside County's unemployment rate is just slightly higher than the statewide rate of 4.5 percent (California Labor Market Info).

Table H-6 Employment Trends by Industry, 2010–2020

Industry	Employment			Percent Distribution		
	2010	2020	change	2010	2020	change
Total Employment	**1,253,300**	**1,460,000**	**206,700**	**100.%**	**100.0%**	**0.0%**
Total Farm	***15,000***	***14,000***	***-1,000***	***3%***	***1.0%***	***-0.2%***
Total Non-Farm	***1,238,300***	***1,446,000***	***207,700***	***99%***	***99.0%***	***0.2%***
Natural Resources and Mining	1,000	900	-100	0.1%	0.1%	0%
Construction	59,700	69,300	9,600	5%	4.7%	0%
Manufacturing	85,100	88,400	3,300	7%	6%	-0.7%
Durable Goods (321, 327, 331-339)	55,300	59,000	3,700	4%	4%	-0.4%
Nondurable Goods (311-316, 322-326)	29,800	29,400	-400	2%	2%	-0.4%
Trade, Transportation and Utilities	270,800	336,600	65,800	22%	23%	1.4%
Wholesale Trade	48,600	60,500	11,900	4%	4%	0.3%
Retail Trade	155,500	190,800	35,300	12%	13%	0.7%
Transportation, Warehousing and Utilities	66,600	85,300	18,700	5%	6%	0.5%
Utilities	5,800	6,400	600	0.5%	0.4%	0.0%
Transportation and Warehousing	60,900	78,900	18,000	5%	5%	0.5%
Information	15,800	15,600	-200	1%	1%	-0.2%
Financial Activities	41,000	45,400	4,400	3%	3%	-0.2%
Finance and Insurance	25,500	28,400	2,900	2%	2%	-0.1%
Real Estate and Rental and Leasing	15,500	17,100	1,600	1%	1%	-0.1%
Professional and Business Services	123,400	156,500	33,100	10%	11%	0.9%
Education and Health Services	133,800	169,800	36,000	11%	12%	1.0%
Educational Services (Private)	15,600	21,000	5,400	1%	1%	0.2%
Health Care and Social Assistance	118,200	148,800	30,600	9%	10%	0.8%
Leisure and Hospitality	122,800	151,300	28,500	10%	10%	0.6%
Arts, Entertainment, and Recreation	15,800	18,100	2,300	1%	1%	0.0%
Accommodation and Food Services	106,900	133,200	26,300	9%	9%	0.6%
Other Services	38,200	43,300	5,100	3%	3%	-0.1%
Government	234,300	243,600	9,300	19%	17%	-2.0%
Federal Government	22,700	19,800	-2,900	2%	1%	-0.5%
State Government	29,300	31,000	1,700	2%	2%	-0.2%
Local Government	182,300	192,800	10,500	15%	13%	-1.3%

Source: CA Employment Development Department

Large Employers

There are several businesses and organizations in Riverside County that employ a large number of residents from Riverside or nearby counties, though the majority of these employers are located in cities rather than the unincorporated County. Table H-7 identifies the County's largest employers. Each of these employers have 1,000 to 4,999 employees.

Table H-7 Riverside County Largest Employers

Employer Name	Location	Industry
1,000 – 4,999 Employees		
Amazon Fulfillment Ctr	Moreno Valley	Distribution Centers (whls)
Boston Scientific Corp	Temecula	Physicians & Surgeons Equip & Supls-Whls
Corrections Dept	Norco	Government Offices-State
Desert Regional Medical Ctr	Palm Springs	Hospitals
Eisenhower Medical Ctr	Rancho Mirage	Hospitals
Fantasy Springs Resort Casino	Indio	Casinos
Handsome Rewards	Perris	Internet & Catalog Shopping
Hemet Valley Medical Ctr	Hemet	Hospitals
Hotel At Fantasy Springs	Indio	Casinos
Inland Valley Medical Ctr	Wildomar	Hospitals
J W Marriott-Desert Springs Resort	Palm Desert	Hotels & Motels
La Quinta Resort	La Quinta	Resorts
Morongo Casino Resort & Spa	Cabazon	Casinos
Morongo Tribal Gaming Ent	Banning	Business Management Consultants
Pechanga Resort-Casino Showroom	Temecula	Casinos
Riverside Community Hospital	Riverside	Hospitals
Riverside University Health	Moreno Valley	Hospitals
Robertson's Ready Mix	Corona	Concrete-Ready Mixed
Southwest Healthcare System	Murrieta	Hospitals
Starcrest of California	Perris	Internet & Catalog Shopping
Starcrest Products	Perris	Gift Shops
Sun World Intl LLC	Coachella	Fruits & Vegetables-Wholesale
Universal Protection Svc	Palm Desert	Security Guard & Patrol Service
US Air Force Dept	March ARB	Military Bases

Source: California Employment Development Department 2016

Jobs / Housing Balance

In its 2001 paper "The New Economy and Jobs/Housing Balance in Southern California," SCAG defined jobs/housing balance as the "provision of an adequate supply of housing to house workers employed in a defined area (i.e., community or sub region). Alternatively, a jobs/housing balance can be defined as an adequate provision of employment in a defined area that generates enough local workers to fill the housing supply." Based on earlier commuter surveys, SCAG determined that commuters preferred one-way commute times of less than 30 minutes (14 minutes was the ideal), based on average commute speeds, and jobs within 14 miles of home. From this information, SCAG established that jobs-to-household ratios of 1.0 to 1.29 were balanced. Areas with ratios significantly different from this standard would be considered to be out of balance.

Traffic patterns on the major east–west transportation routes indicate that Riverside County serves as a bedroom community that supplies a substantial portion of the labor pool for the Los Angeles-Orange County metropolitan

area. Additionally, Riverside County also serves as a bedroom community for San Diego County. Between 2010 and 2014, the jobs-to-household ratio increased throughout the County, as shown in Table H-8.

Table H-8 Job-Household Ratios, Unincorporated Riverside County, 2010–2014

	Total County		Western Unincorporated		Eastern Unincorporated		Unincorporated Total	
	2010	2014	2010	2014	2010	2014	2010	2014
Employment	700,266	885,263	47,339	107440	20,116	26068	67,455	133508
Households	653,977	690,388	83,746	85,269	26,120	27,664	109,866	112,933
Jobs-Household Ratios	1.07	1.28	0.57	1.26	0.77	0.94	0.61	1.18

Source: Riverside County Center for Demographic Research 2012; Department of Finance 2010; 2010–2014 American Community Survey
Note: Data not seasonally adjusted.

Household Characteristics

The following is an analysis of household size and income characteristics. By definition a "household" consists of all the people occupying a dwelling unit.

Households Type and Size

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, while non-family households generally occupy smaller apartments or condominiums.

Table H-9 displays household composition as reported by the 2010–2014 ACS. In unincorporated Riverside County, families comprised 79.3 percent of all households in the western part of the County, of which 41.8 percent were families with children under 18. In the eastern portion of the County, families comprised 68.5 percent of all households, of which 29.6 percent were families with children under 18.

Table H-9 Household Characteristics 2014

Jurisdiction	Households	Percentage of Households		
		Families	Families With Children Under 18	Non-Family
Unincorporated Western	89,111	79.3%	41.8%	20.7%
Unincorporated Eastern	27,664	68.5%	29.6%	31.5%
Riverside County	724,521	74.0%	41.1%	26.0%

Source: 2010–2014 American Community Survey

Persons per Household

The distribution of household size for Riverside County is displayed in Table H-10. The data indicates that 61 percent of households in Riverside County contain two to four persons, 18 percent contain one person, and 21 percent contain five or more persons. The County's eastern area tends to have slightly more one-person or two-person households and fewer households with three or more people. This is at least partially explained by the fact that a higher percentage of retirement-age persons live in the Coachella Valley than in the western portions of the county.

Table H-10 Household Size Distribution 2010

Household Size	Western County Area		Eastern County Area		Riverside County	
	Unincorp.	Percentage	Unincorp.	Percentage	Unincorp.	Percentage
1 person	13,579	16.23%	6,662	23.12%	20,241	17.99%
2 persons	24,167	28.88%	10,510	36.47%	34,677	30.83%
3-4 persons	27,438	32.79%	6,465	22.43%	33,903	30.14%
5+ persons	18,483	22.09%	5,181	17.98%	23,664	21.04%
Total	**83,667**	**100.00%**	**28,818**	**100.00%**	**112,485**	**100.00%**

Source: US Census Bureau, 2010.

Overcrowding

In response to higher housing prices, lower-income households must often be satisfied with smaller, less adequate housing for available money. This may result in overcrowding. Overcrowding causes a strain on physical facilities, does not provide a satisfying environment, and eventually causes conditions which contribute both to deterioration of the housing stock and neighborhoods in general. A household is considered to be overcrowded if there is more than 1.0 person per room. A typical two-bedroom apartment with a living room and kitchen (a total of four rooms excluding bathrooms and hallways) would be considered overcrowded if it had more than four occupants.

Overcrowding varies with tenure and income. Based on 2010–2014 ACS data provided by the US Census Bureau regarding overcrowding within the unincorporated area of Riverside County (Table H-11), approximately 13 percent of renter households were reported to be overcrowded or severely overcrowded. Only 5 percent of owner-occupied units were overcrowded or severely overcrowded. These statistics indicate that overcrowding is more prevalent among renter households than owner households. These percentages are consistent with the western portions of the county. The eastern unincorporated county had a slightly higher percentage of owner-occupied overcrowded households (8 percent).

Among owner households, overcrowding can often be alleviated by a room addition to the home. However, many lower-income households may lack the resources for a room addition, or the owners may be constrained by lot size or other physical constraints.

Table H-11 Overcrowding, 2014

Persons per Room	Owner		Renter		Total Households	
	Households	Percentage	Households	Percentage	Households	Percentage
Eastern Unincorporated Riverside County						
1.00 or less (Not Overcrowding)	16,528	92%	6,464	86%	22,992	91%
1.01 to 1.50 (Overcrowded)	1,009	6%	759	10%	1,768	7%
1.51 or more (Severely Overcrowded)	346	2%	250	3%	596	2%
Total	**17,883**	**100%**	**7,473**	**100%**	**25,356**	**100%**
Percent Overcrowded by Tenure	**8%**		**14%**		**9%**	
Western Unincorporated Riverside County						
1.00 or less (Not Overcrowding)	60,780	95%	19,041	87%	79,821	93%

Persons per Room	Owner		Renter		Total Households	
	Households	Percentage	Households	Percentage	Households	Percentage
1.01 to 1.50 (Overcrowded)	2,220	3%	2,232	10%	4,452	5%
1.51 or more (Severely Overcrowded)	732	1%	638	3%	1,370	2%
Total	**63,732**	**100%**	**21,911**	**100%**	**85,643**	**100%**
Percent Overcrowded by Tenure	**5%**		**13%**		**7%**	
Total Unincorporated Riverside County						
1.00 or less (Not Overcrowding)	77,308	95%	25,505	87%	102,813	93%
1.01 to 1.50 (Overcrowded)	3,229	4%	2,991	10%	6,220	6%
1.51 or more (Severely Overcrowded)	1,078	1%	888	3%	1,966	2%
Total	**81,615**	**100%**	**29,384**	**100%**	**110,999**	**100%**
Percent Overcrowded by Tenure	**5%**		**13%**		**7%**	

Source: 2010–2014 American Community Survey

Household Income

The state of California uses five income categories to determine housing affordability and need in communities. This method is consistent with definitions of low- and moderate-income households used in various federal and state housing programs, e.g., Section 8 and state density bonus law. These categories are as follows:

- Extremely Low Income—less than or equal to 30% of median income
- Very Low Income—31% to 50% of median income
- Low Income—51% to 80% of median income
- Moderate Income—81% to 120% of median income
- Above Moderate Income—more than 120% of median income

The California Department of Housing and Community Development (HCD) develops annual median household income estimates and income limits (as shown on Table H-12) for Riverside County. The median income for a family of four in 2016 was $65,000.

Table H-12 2016 Income Limits by Persons in Household

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	$14,100	$16,100	$20,160	$24,300	$28,440	$32,580	$36,730	$40,890
Very Low	$23,450	$26,800	$30,150	$33,500	$36,200	$38,900	$41,550	$44,250
Low	$37,550	$42,900	$48,250	$53,600	$57,900	$62,200	$66,500	$70,800
Moderate	$54,600	$62,400	$70,200	$78,000	$84,250	$90,500	$96,700	$102,950
Area Median Income: $65,000								

Source: Department of Housing and Community Development: Official State Income Limits for 2016

Table H-13 presents the distribution of household income in unincorporated Riverside County as reported in the 2016 ESRI forecast. In Riverside County as a whole, the largest income brackets are $50,000 to $74,999 (18 percent) and $100,000 to $149,999 (15 percent). Additionally, 30 percent of all households earn less than $34,999, which is on the cusp of falling into the extremely low income range, and 11 percent of households earn more than $150,000 per year, falling into the above moderate range.

In the eastern unincorporated portion of Riverside, household income is fairly evenly distributed, with the largest categories being households earning $35,000–$49,999 and $50,000–$74,999 (both 16 percent). A total of 43 percent of households earn $34,999 or less, which is on the cusp of falling into the extremely low income range. Very few households earn more than $150,000 (6 percent total), which fall into the above moderate range.

In the western unincorporated county, income patterns are similar but are overall higher than in the east. The largest categories are household incomes earning $50,000–$74,999 and $100,000–$150,000 (both 17 percent). Additionally, 14 percent of all households earn more than $150,000, which fall into the above moderate income range.

Table H-13 Household Income, 2014

Annual Income	Eastern Unincorporated County		Western Unincorporated County		Riverside County Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than $14,999	4,384	15%	8,031	9%	74,882	10%
$15,000 to $24,999	4,363	15%	7,869	9%	69,081	10%
$25,000 to $34,999	3,894	13%	7,978	9%	68,615	10%
$35,000 to $49,999	4,777	16%	10,297	12%	96,364	13%
$50,000 to $74,999	4,709	16%	15,442	17%	128,074	18%
$75,000 to $99,999	2,708	9%	11,472	13%	94,185	13%
$100,000 to $149,999	2,657	9%	15,406	17%	109,901	15%
$150,000 to $199,999	966	3%	7,472	8%	46,395	6%
$200,000 or more	913	3%	5,136	6%	37,009	5%
Total Households	**29,371**	**100%**	**89,103**	**100%**	**724,506**	**100%**

Source: 2010–2014 American Community Survey

Extremely Low-Income Households

Extremely low-income households are those earning 30 percent or less of the area median income. In 2016, the upper limit of this income category was $24,300 for a family of four. Those with the lowest incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or a lack of affordable housing opportunities. These households typically include seniors on social security, individuals with disabilities, single parents, and low-wage workers. Some extremely low-income individuals and households are homeless.

Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding, or substandard housing condition. Some extremely low-income households could have members with mental or other disabilities and special needs.

When breaking the data down even more—considering the data in Table H-13 and using the aforementioned $24,300 threshold—approximately 22 percent (or 24,702 households) of households in unincorporated Riverside County fell into the extremely low-income range, according to the 2010–2014 ACS. Of those households, 41 percent were renters and 59 percent were homeowners.

To address the range of needs, the County provides zoning for a variety of housing types. The County has included Action 3.5b to consider the conversion of small older hotels to transitional housing facilities, emergency shelters, or single-room occupancy units (SRO) in conjunction with qualified nonprofit organizations. Action 3.5b also states that the County will process an amendment to Ordinance No. 348 to define SROs and permit them in the General Commercial Zone (C-1/C-P) with a conditional use permit.

In addition, the County has included Action 1.1i, which encourages the development of housing for extremely low-income households through a variety of activities, such as outreach to housing developers on an annual basis; providing financial assistance (when feasible) or in-kind technical assistance or land writedowns; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the Housing Element planning period; and offering additional incentives beyond the density bonus.

Households Overpaying for Housing

State housing policy recognizes that cooperative participation of the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary state goal is the provision of decent housing and suitable living environment for Californians of all economic levels. Historically, the private sector generally responds to the majority of the community's housing needs through the production of market-rate housing. However, the percentage of the population on a statewide basis that can afford market-rate housing is declining. By definition, a household is considered to be overpaying "when housing cost exceeds 30 percent of gross household income" (Health & Safety Code, Section 50052.5).

In determining existing need for affordable housing, it is necessary to relate income to housing costs and rent prices. Affordability is defined by the Department of Housing and Urban Development (HUD) as the expenditure of no more than 30 percent of the household income for housing costs using a hypothetical family of four persons. Severe cost burden occurs when a household spends more than 50 percent of its total income on housing, including utilities. Incidence of cost burden is of concern for the reasons previously discussed. Incidence of cost burden is most significant among lower-income households since, by definition, their income is so small that overpaying for housing endangers their ability to pay for other necessities. Cost burden is also a concern among owner-occupied households, as sufficient resources to properly maintain the home or make repairs when needed may not be available, thus accelerating deterioration of the home.

Overall, cost burden among renter households tended to be most prevalent among the lower-income households. As well, large renter families with lower incomes experienced severe cost burdens. Among the total renter population, the highest incidence of overpayment was found among the elderly. This may have been due to the fact that most elderly households have fixed incomes, yet rent and utility costs continue to rise. Since many elderly households also have high health care costs, overpayment for housing may cause these households to forgo needed medical attention. The cost of an illness or hospitalization may place these households in serious jeopardy.

A distinction between renter and owner housing overpayment is important—while homeowners may overextend themselves financially to purchase a home, owners maintain the option of selling the home and may realize tax benefits or appreciation in value. (Due to the drop in home values during the mid- to late 2000s, some owners who purchased at the peak of the market may be "upside down," i.e., their current equity is less than their loan amount.

This is reflected in the increased foreclosure rates during that period.) Renters, on the other hand, are limited to the rental market, and are generally required to pay the rent established by the market. The discrepancy in overpaying between renter and owner households is largely reflective of the tendency for renter households to have lower incomes than owner households.

According to the 2010–2014 ACS, there are a total of 18,112 (29 percent) lower-income, owner-occupied households overpaying for housing and 13,985 (42 percent) lower income, renter-occupied households overpaying for housing in unincorporated Riverside County. Table H-14 shows the number of low-income households overpaying.

Table H-14 Percentage of Low-Income Households Overpaying for Housing

	Unincorp. Eastern County		Unincorp. Western County		Total Unincorp. Riverside County		Total All County Households
Households	Owner	Renter	Owner	Renter	Owner	Renter	
Incomes Less than 80% of the AMI	21,598	10,398	41,116	22,632	62,714	33,030	110,999
Spending 30% or More of Household Income on Housing	5,566	3,970	12,546	10,015	18,112	13,985	47,805
	26%	38%	31%	44%	29%	42%	43%

Source: 2010–2014 American Community Survey

Table H-15 presents the housing cost as a percentage of household income. The total unincorporated county has 36,869 households or 44 percent of households paying more than 30 percent of household income toward housing costs. Breaking this down further, the eastern unincorporated county has 36 percent of owner-occupied households paying more than 30 percent for housing, and 53 percent of renter-occupied households overpaying. The western unincorporated county has slightly higher percentages, with 40 percent and 55 percent respectively.

Table H-15 Housing Cost as a Percentage of Household (HH) Income

Income Range	Total Households	% Total Households	30+ HH Income*	30+% of HH Income
Eastern Unincorporated Riverside County				
Owner-Occupied Housing Units				
Less than $20,000	3,798	20%	2,859	42%
$20,000-34,999	3,799	20%	1,730	26%
$35,000-49,999	3,202	17%	977	14%
$50,000+	7,759	41%	1,188	18%
Zero or Negative income	225	1%	--	--
Subtotal	18,783	--	6,754	36%
Renter-Occupied Housing Units				
Less than $20,000	2,160	27%	1,999	48%
$20,000-34,999	1,626	21%	1162	28%
$35,000-49,999	1,413	18%	809	19%
$50,000 +	1,809	23%	212	5%
Zero or Negative Income or No Cash Rent	855	11%	--	--
Subtotal	*7,863*	--	*4,182*	*53%*
Total	**26,646**	**--**	**10,936**	**41%**

Income Range	Total Households	% Total Households	30+ HH Income*	30+% of HH Income
Western Unincorporated Riverside County				
Owner-Occupied Housing Units				
Less than $20,000	6,142	10%	4,650	19%
$20,000-34,999	7,314	12%	4,279	17%
$35,000-49,999	7,102	11%	3,617	14%
$50,000 +	41,623	66%	12,505	50%
Zero or Negative income	651	1%	--	--
Subtotal	*62,832*	--	*25,051*	*40%*
Renter-Occupied Housing Units				
Less than $20,000	4,167	19%	4,129	35%
$20,000-34,999	4,254	20%	3,734	32%
$35,000-49,999	2,895	13%	2,152	18%
$50,000 +	8,367	39%	1,803	15%
Zero or Negative Income or No Cash Rent	1,838	9%	--	--
Subtotal	*21,521*	--	*11,818*	*55%*
Total	**84,353**	**--**	**36,869**	**44%**

Source: 2010 – 2014 American Community Survey

Housing Problems for Lower-Income Households

Table H-15 shows that in unincorporated Riverside County, about 75 percent of lower-income renters are estimated to be overpaying. Among lower-income owners, 58 percent are estimated to be overpaying. Of the 106,577 households in 2013, lower-income households who were overpaying (28,125) made up about 26 percent of all households in unincorporated Riverside County.

To assist with the housing need for extremely low-income households, the County has included Action 1.1.i, which encourages the development of housing for extremely low-income households through a variety of activities, such as outreach to housing developers on an annual basis; providing financial assistance (when feasible) or in-kind technical assistance or land writedowns; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

Housing Stock Characteristics

This section summarizes the housing inventory and prevailing market conditions in Riverside County.

Housing Type

Table H-16 summarizes the distribution of housing by type in the unincorporated portions of Riverside County in 2014. Of the 136,745 units in the unincorporated County, 72 percent were single-family homes, 23 percent were mobile homes, and multifamily homes comprised a total of 4 percent of the housing stock. When comparing this

to 2007, the percentages were almost identical, with 70 percent representing single-family homes, 22 percent mobile homes, and 5 percent making up multifamily units.

Second units are also a component of the housing stock in the unincorporated area of Riverside County. From 2006 to August 2013, 383 building permits were issued for second units in the County's unincorporated area. From January 2013 to February 2017, a total of 60 building permits were issued for second units in the County's unincorporated area.

Table H-16 Housing Inventory by Type, 2014

Planning Area	SF Detached	SF Attached	Multiple 2-4	Multiple 5+	Mobile Homes	Boat, RV, Van, etc.*	Total
Western County Area	72,935	2,187	1,501	2,825	17,663	328	97,439
	75%	2%	2%	3%	18%	<1%	100%
Eastern County Area	21,860	653	518	1,774	13,115	386	38,306
	57%	2%	1%	5%	34%	1%	100%
Total	**94,795**	**2,840**	**2,019**	**4,599**	**30,778**	**714**	**136,745**
	70%	**2%**	**1%**	**3%**	**23%**	**1%**	**100%**

Source: 2010–2014 American Community Survey

Vacancy Rates and Tenure

The vacancy rate is an indicator of the general availability of housing. It also reflects how well available units meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range; a high vacancy rate may indicate an imbalance between household characteristics and the type of available units, an oversupply of housing units, or large numbers of homes that are for seasonal use, recreational use, or occasional use. The availability of vacant housing units provides households with choices on different unit types to accommodate changing needs (e.g., single persons, newly married couples, and elderly households typically need smaller units than households with school-age children). A low vacancy rate may contribute to higher market rents and prices, and may limit the choices of households in finding adequate housing. It may also be related to overcrowding, as discussed later.

Table H-17 provides occupancy and tenure characteristics for the unincorporated areas of Riverside County based on the 2010–2014 ACS. The data indicated a 27 percent vacancy rate in the eastern County area and a 12 percent vacancy rate in the western County area. These figures combine to give the entire unincorporated area of Riverside County a 17 percent vacancy rate in 2014.

In 2014, occupancy rates were higher in owned units (61 percent) than in rental units (22%). Owned units are more prevalent in both planning areas and particularly in the western County area, where owned units represent over three quarters of occupied units. The unusually high vacancy rate in the eastern County area is due primarily to the large number of vacation homes.

Table H-17 Housing Inventory by Tenure, 2014

Planning Area	Total Units	Occupied Units		Vacant Units		
		Rental	Owner	For Rent	For Sale	Other*
Western County Area	96,713	21,521	62,832	1,180	1,339	9,214
		22%	65%	1%	1%	10%
Eastern County Area	37,096	7,863	18,783	920	851	8,397
		21%	51%	2%	2%	23%
Total	**133,809**	**29,384**	**81,615**	**2,100**	**2,190**	**17,611**
		22%	**61%**	**2%**	**2%**	**13%**

Source: 2010–2014 ACS

**Includes seasonal, recreational, occasional use, for migrant workers and other vacant*

Age and Condition of Housing Stock

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to be in need of major repairs (e.g., a new roof or plumbing). As a general rule of thumb, houses 30 years old or older are considered aged and are more likely to require major repairs. In addition, older houses may not be built to current standards for fire and earthquake safety.

When looking at Table H-18, approximately 32 percent of the housing stock in unincorporated areas was relatively new, 20 years old or less in age. According to the 2010–2014 ACS, approximately half of the housing stock in both the eastern and western portions of the County was built before 1987 (30 years or older). Based on this, it is safe to assume that a majority of these units are in need of some type of rehabilitation.

It should also be noted that approximately one quarter of all housing units in the unincorporated County are manufactured homes. Experience has shown that these structures age much more rapidly than those of traditional construction; therefore, assumptions regarding housing conditions based solely on age may not be valid for manufactured homes. The County has paid particular attention to the illegal and unsafe mobile home parks in the Coachella Valley. As of March 2016, according to Riverside County Code Enforcement, there are approximately 602 unpermitted and potentially substandard mobile home units within the Eastern unincorporated portion of the county and 252 unpermitted and potentially substandard mobile home units within the Western unincorporated portion of the county.

The County has assigned staff from the following agencies/organizations to address this issue: Economic Development Agency; Environmental Health Department; Building and Safety Department; Code Enforcement; and Department of Animal Services. The County previously developed an array of programs, allocating millions of dollars of redevelopment funds to assist mobile home park owners and residents in bringing the parks and residences up to code.

Table H-18 Age of Housing Stock

Year Housing Unit Built	Eastern Unincorporated Riverside County		Western Unincorporated Riverside County		Total Unincorporated Riverside County		Riverside County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
2010 or later	317	0.8%	1,362	1.4%	1,679	1%	8,139	1.0%
2000 to 2009	10,593	27.1%	31,100	31.9%	41,693	31%	221,856	27.4%
1990 to 1999	7,962	20.4%	12,613	12.9%	20,575	15%	127,654	15.8%
1980 to 1989	7,776	19.9%	19,061	19.6%	26,837	20%	177,117	21.9%
1970 to 1979	6,819	17.4%	16,324	16.8%	23,143	17%	123,064	15.2%
1960 to 1969	2,845	7.3%	8,340	8.6%	11,185	8%	66,407	8.2%
1950 to 1959	1,846	4.7%	4,663	4.8%	6,509	5%	52,072	6.4%
1940 to 1949	548	1.4%	2,175	2.2%	2,723	2%	17,400	2.1%
1939 or earlier	387	1.0%	1,799	1.8%	2,186	2%	16,717	2.1%
Total	**39,093**	**100.0%**	**97,438**	**100%**	**136,531**	**100%**	**810,426**	**100.0%**

Source: 2010–2014 American Community Survey

Substandard Housing

As shown in Table H-18, the housing stock in unincorporated areas is relatively new, with over 91 percent of all units built after 1960. According to the 2010 Census, only 0.5 percent of all Riverside County housing units lacked complete kitchen facilities and only 1.5 percent lacked complete plumbing facilities. As a result, a relatively small proportion of units should require major rehabilitation.

According to 2010-2014 American Community Survey 5-Year Estimates for the County of Riverside, it is estimated that about 7,097 housing units (less than 1 percent) in Riverside County lack complete kitchen or plumbing facilities. According to the 2010- 2014 ACS, there are 136,745 housing units within unincorporated areas of Riverside County. According to the California Statewide Housing Plan, about 10 percent of housing units statewide are estimated to be in need of rehabilitation or repair. The California Statewide Housing Plan 2015-2025 has not been completed and therefore the County relied on the prior California Statewide Housing Plan. On the basis of the 10 percent estimation, it is estimated that about 13,675 units in the unincorporated Riverside County could have some physical problem requiring attention. The aging housing stock within the unincorporated areas of Riverside County further supports the need for substantial rehabilitation (see Table H-19).

Table H-19
Combined Housing Rehabilitation and Replacement Need

Housing Stock			Units Needing Rehabilitation						Units Needing Replacement			
Year Built		Total Number of Units Unincorp. Riverside[1]	Current Rate of County Assistance By Age Category[2]	Units Needing Assisted Rehabilitation or Replacement (Low Range)	Western County[2]	Eastern County[2]	% of Units That May Have Lead-Based Paint Hazards[4]	Units Needing Assisted Lead-Based Paint Hazards Mitigation (High Range)	% Rate of Replace-ment Need	Units Needing Replace-ment (Assisted)	Western County[3]	Eastern County[3]
2000 or later	20.9%	40,043	0	0	0	0	n/a	n/a	0	0	0	0
1990 to 1999	18.7%	35,828	3.0%	1,075	570	505	n/a	n/a	5%	107	57	51
1980 to 1989	23.3%	44,641	12.7%	5,668	3,854	1,814	n/a	n/a	10%	566	385	181
1960 to 1979	25.6%	49,048	11.1%	5,433	3,694	1,739	29.9%	14,645	20%	1,087	739	348
1940 to 1959	9.3%	17,818	19.9%	3,548	2,413	1,135	49.4%	8,800	30%	1,065	724	341
1939 or earlier	2.1%	4,023	53.5%	2,152	1,463	689	186.9%	7,518	40%	860	585	275
Total Units:		**191,401**		**17,876**	**11,994**	**5,882**		**30,963**		**3,685**	**2,490**	**1,196**

1. Source: 2006 US Census of Population and Housing Summary

2. A total of 1513 units were inspected between March 1992 and February 2002 for County Rehab Program eligibility. 1150 were assisted. Source: Housing Rehab Master Database 2002

3. Based on historical percentages of assistance for Riverside County Housing Rehabilitation Programs from program inception to present. Source: Annual Performance Reports (APR) and Consolidated Annual Performance and Evaluation Reports (CAPER)

4. National Center for Lead-Safe Housing

Housing Costs and Rents

New Home Price Trends

Between 2001 and 2006, the height of the "housing bubble," median housing prices in the County rose from $172,894 to $420,000, a 143 percent increase in price. Between 2006 and January 2009, prices fell from a high of $420,000 to a low of $195,000, a 54 percent decline (source: DataQuick Information Systems).

Table H-20 compares median sales prices by community for December 2015 and December 2016. Over this period, the median sales price for Riverside County increased from $320,000 to $345,000, an increase of 8 percent.

Table H-20 Riverside County Sale Activity, December 2016 and 2015

County/City/Area	#Sold	Median Price Dec 2016	Median Price Dec 2015	% Change Yr-to-Yr
Riverside County	3,527	$345,000	$320,000	7.8%
Aguanga	5	$325,000	$287,500	13.0%
Anza	3	$126,250	$192,500	-34.4%
Banning	48	$210,000	$200,000	5.0%
Beaumont	119	$308,137	$289,000	6.6%
Blythe	12	$186,000	$124,000	50.0%
Cabazon	3	$173,000	$125,000	38.4%
Calimesa	20	$345,750	$354,000	-2.3%
Cathedral City	58	$280,000	$227,000	23.3%
Coachella	29	$228,000	$222,500	2.5%
Corona	332	$475,000	$430,000	10.5%
Desert Hot Springs	44	$185,000	$149,000	24.2%
Hemet	150	$219,500	$208,000	5.5%
Idyllwild	16	$312,250	$154,000	102.8%
Indian Wells	17	$600,000	$549,000	9.3%
Indio	148	$286,750	$287,500	-0.3%
La Quinta	130	$357,500	$407,500	-12.3%
Lake Elsinore	213	$345,500	$325,000	6.3%
Menifee	93	$360,000	$366,500	-1.8%
Mira Loma	65	$493,000	$384,000	28.4%
Moreno Valley	208	$282,000	$262,000	7.6%
Mountain Center	5	$270,000	$379,500	-28.9%
Murrieta	245	$383,250	$360,000	6.5%
Norco	32	$441,000	$475,000	-7.2%
Nuevo	9	$330,000	$300,000	10.0%
Palm Desert	186	$293,500	$250,000	17.4%
Palm Springs	133	$380,000	$357,000	6.4%
Perris	101	$315,000	$273,000	15.4%
Rancho Mirage	58	$407,000	$500,000	-18.6%

County/City/Area	#Sold	Median Price Dec 2016	Median Price Dec 2015	% Change Yr-to-Yr
Riverside	425	$360,000	$340,000	5.9%
San Jacinto	88	$242,500	$230,000	5.4%
Sun City	111	$265,000	$230,000	15.2%
Temecula	181	$420,000	$390,000	7.7%
Thermal	3	$72,500	$220,000	-67.0%
Thousand Palms	2	$160,000	$220,000	-27.3%
Wildomar	33	$380,500	$330,000	15.3%
Winchester	86	$385,500	$376,250	2.5%

Source: CoreLogic 2017

Manufactured Homes

Based on costs provided by regional builders, the cost of new manufactured housing currently ranges from $62,000 to $400,000. There would be an additional cost of preparing the land, which varies between $20,000 and $40,000. Most manufactured housing developed in the County serves cost-constrained families, providing an affordable alternative to traditional stick-built development. Table H-21 shows that a four-person, very low-income household can afford a maximum sales price of $123,100 and a four-person, low-income household can afford a maximum sales price of $190,400, meaning that manufactured housing is affordable to both very low- and low-income households. A manufactured home may also be used as a second housing unit under Ordinance No. 348 (zoning ordinance).

Mobile homes, because of differences in materials and construction technology, have in the past not been as durable as traditional stick-built homes. Repairs may be more difficult for the same reasons. The County continues to address unpermitted mobile home parks. Of particular concern are the health and safety of the residents in illegal and unsafe mobile homes or mobile parks in the Coachella Valley. As of March 2016, according to Riverside County Code Enforcement, there are approximately 602 unpermitted and potentially substandard mobile home units within the Eastern unincorporated portion of the county and 252 unpermitted and potentially substandard mobile home units within the Western unincorporated portion of the county.

Table H-21 Cost Comparison for New Manufactured Homes 2000–2007

	2000	2001	2002	2003	2004	2005	2006	2007
Average Sales Price*	$77,202	$83,041	$76,352	$79,983	$88,250	$97,940	$109,940	$113,143
Average Square Footage*	1,340	1,346	1,356	1,385	1,416	1,418	1,441	1,411
Cost per Square Foot	$57.61	$61.69	$56.31	$57.75	$63.72	$69.07	$76.29	$80.19
Average Price Per Square Foot of New Single-Family Houses in Western U.S.[1]	$79.93	$82.77	$89.31	$93.43	$102.26	$114.45	$120.66	$121.78
New Manufactured Units Sold								
California	6,372	6,568	7,195	7,481	9,206	9,412	8,744	5,876
Riverside County	638	704	800	1,099	1,408	1,413	1,136	665
Riverside Units as a Percentage of State Sales	10%	11%	11%	15%	15%	15%	13%	11%

**Represents average of a two-section manufactured home only, no fees or land included.*
Source: California Manufactured Housing Institute, Northwest Research Group, Sawtooth Research Group.
1. US Census Bureau Characteristics of New Housing.

Rental Prices

According to various apartment listing websites, the average rent for housing units varies widely depending on location. Table H-22 identifies a sampling of rental listing prices for a variety of areas in Riverside County. Generally, the rental price of units in the eastern County are significantly lower than the western County, and available units in the unincorporated County will be slightly lower than those in the cities listed below.

Table H-22 Average Rents by Unit Type, 2016

Jurisdiction	1-bedroom	2-bedroom	3-bedroom
Blythe	$520	$930	$1,089
Eastvale	$1,320	$2,050	$2,237
Temecula	$995	$1,403	$1,697
Wildomar	$1,170	$1,564	$1,816

Sources: trulia.com, craigslist.org, 2016

Housing Affordability

Table H-23 shows the affordable rents and maximum purchase price, based on the HCD income limits for Riverside County. As shown, the maximum affordable rent is $838 monthly for a very low-income, four-person household, $1,340 for a low-income household, and $1,950 for a moderate-income household. As shown in Table H-22, two- and three-bedroom units were renting at a range of $930 to $2,237, and therefore are out of the affordability range for very low-income households and slightly out of the affordability range for low-income households, but within a price range for moderate-income households. As shown in Table H-22, some units on the lower end of the price range are within reach of both very low- and low-income households.

As of December 2016, the median sales price for all single-family homes in Riverside County was $345,000 (Table H-20). The maximum affordable sales price for a four-person household is $123,100 for a very low-income household, $190,400 for a low-income household, and $276,400 for a moderate-income household (Table H-20). While the overall County median income is not affordable to very low-, low-, or moderate-income households, there are areas in the County that would be affordable to these income levels.

Table H-23 Housing Affordability by Income Level

	Income Level (Based on a Four-person Household)		
	Very Low	Low	Moderate
Annual Income	$33,500	$53,600	$78,000
Monthly Income	$2,792	$4,467	$6,500
Maximum Monthly Gross Rent[1]	$838	$1,340	$1,950
Maximum Purchase Price[2]	$123,100	$190,400	$276,400

Source: 2016 Income Limits, Department of Housing and Community Development, monthly mortgage calculation: http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx?source=web

1. Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

2. Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 4% annual interest rate.

Special Needs Groups

California housing law requires that the special needs of certain household groups be addressed by each jurisdiction in its Housing Element. The special needs groups include elderly, persons with disabilities, large families, female heads of household, the homeless, and farm workers. These households typically experience difficulty in securing decent, affordable housing. Housing problems experienced by these groups may include, but are not limited to: insufficient number of bedrooms to accommodate the number of persons residing in the unit; limited availability of studio and one-bedroom units for single persons; monthly housing payments which severely limit remaining expendable income; accessibility problems for persons with disabilities or persons with limited mobility; the housing unit needs moderate or greater repair; and insufficient parking or access to public transportation. In terms of tenure, rental households generally have higher percentages of housing problems than owner households. Overall, generally the population segments with the greatest housing assistance needs are households earning less than 50 percent of the County median income.

Elderly Persons

The special housing needs of the elderly are an important concern since many retired persons are likely to be on fixed low incomes. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, and lower cupboards and counters to allow greater access and mobility. They also may need special security devices for their homes to allow greater self-protection. In terms of location, because of limited mobility, the elderly also typically need to have access to public facilities (e.g., medical and shopping) and public transit facilities. The County of Riverside is committed to addressing the special needs of senior citizens. As such, the County offers a variety of resources and housing programs to meet these needs.

It is estimated that in 2016, approximately 9 percent of the unincorporated area population was 65 years of age or older (34,145 persons). According to the 2010–2014 ACS, approximately 28,753 seniors were householders representing 24 percent of all households in the unincorporated County. Of those households, approximately 25,501 were owner-occupied and 3,252 were renter-occupied. Table H-24 provides an additional breakdown for the eastern and western portions of the unincorporated County.

Table H-24 Householders by Age and Tenure

Householder Age	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Eastern Unincorporated Riverside County						
65-74 Years	3,645	42%	689	63%	4,334	44%
75 Plus years	5,045	58%	406	37%	5,451	56%
Subtotal	*8,690*	*34%*	*1,095*	*34%*	*9,785*	*34%*
Western Unincorporated Riverside County						
65-74 Years	9,991	59%	1,304	60%	11,295	60%
75 Plus years	6,820	41%	853	40%	7,673	40%
Subtotal	*16,811*	*66%*	*2,157*	*66%*	*18,968*	*66%*
Total Unincorporated Riverside County						
65-74 Years	13,636	53%	1,993	61%	15,629	54%
75 Plus years	11,865	47%	1,259	39%	13,124	46%
Subtotal	*25,501*	*100%*	*3,252*	*100%*	*28,753*	*100%*

Source: 2010–2014 American Community Survey

Large Households

According to the 2010–2014 ACS, there are approximately 20,996 households with five or more persons, representing 19 percent of all households in the unincorporated county. Of these, about 36 percent were renters and 64 percent were owners. Large households are included as a special needs group because they require larger dwellings with more bedrooms. These households typically have the highest cost burdens. This is especially true for renter households, because multifamily rental units are typically smaller than single-family units.

In addition to space requirements, large households often face a significant cost burden for housing. Large, very low-income households will continue to be among the most impacted in terms of finding and maintaining affordable and appropriate housing. Market-rate housing options available to this segment often include overcrowded rental units or poorly maintained single-family homes.

Statistics for the unincorporated area indicate that there are sufficient three-bedroom and above units to accommodate need. However, the majority of these units are offered at rents which are affordable to moderate-income households and above, with only a small proportion affordable to the upper income range of low-income households. This indicates that although there are resources available to meet the needs of large renter households, there are not sufficient numbers to accommodate the need, as the available units may be out of the price range for a number of households, and a number of the larger units may be rented by smaller households who are able to afford the market rent.

In order to increase the production of housing units for large families, the County utilizes local, state, and federal resources.

Female-Headed Households

Female-headed households are included as a special needs group because of the low rate of homeownership, lower incomes, and high poverty rates experienced by this group. According to the 2010–2014 ACS, there were 16,604 female-headed households (15 percent of all households) within unincorporated Riverside County.

Persons with Disabilities

Physical and developmental disabilities can hinder access to housing units of traditional design. Examples of housing design features that may be needed to accommodate persons with disabilities include level entries, wider doorways, larger bathrooms, lever-style door handles, hand-held showerheads, lower kitchen counters, and pull-out shelves.

According to the 2010–2014 ACS, 41,522 individuals (11 percent), 18 years of age or older and living in the unincorporated county, reported a limitation. The breakdown in population by type of limitation for the eastern and western unincorporated County is shown in Table H-25.

To meet the special needs of disabled residents, the County operates programs for home repair, rental assistance, and improving accessibility.

Table H-25 Disabilities Age 18+

	Type of Disability						With a Disability	Total Population 18+	Percentage with Disability
	Hearing	Vision	Cognitive	Ambulatory	Self Care	Independent Living			
Eastern Unincorporated Riverside County	8,174	3,922	5,308	10,778	4,390	6,780	10,418	77,466	13%
Western Unincorporated Riverside County	17,228	10,906	22,854	31,452	12,500	23,188	31,104	284,542	11%
Total Unincorporated County	25,402	14,828	28,162	42,230	16,890	29,968	41,522	362,008	11%

Source: 2010–2014 American Community Survey

Persons with Developmental Disabilities (Senate Bill 812)

SB 812 requires the County to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the state of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information (Table H-26) from the Inland Regional Center provides a closer look at the disabled population. As shown below, there are 8,555 persons within the zip codes listed that are served by the Inland Regional Center. This makes up 2 percent of the total population.

Table H-26 Developmentally Disabled Residents, by Age

Zip Code	0-14	15-22	23-54	55-65	65+	Totals
92220	57	25	74	9	5	170
92223	130	45	97	15	14	301
92230	9	2	8	2	1	22
92282	1	3	5			9
92503	259	129	253	39	13	693
92504	147	60	143	24	11	385
92505	135	66	195	33	23	452
92507	158	56	122	13	6	355
92508	93	51	104	5	5	258
92509	258	127	208	44	13	650
92518	3		2	1		6
92530	169	73	109	11	3	365
92532	96	35	63	1		195
92536	4	2	9			15
92539	8	4	4			16
92544	171	62	157	20	16	426
92545	134	53	138	14	3	342
92548	24	7	25	2		58
92549	3	1	5	1	1	11
92553	267	121	314	59	17	778
92555	139	77	159	21	7	403
92561	1	4	4			9
92563	215	79	119	4	2	419
92567	34	8	11	1	1	55
92570	142	93	154	4	1	394
92585	70	26	45	3	2	146
92587	49	19	27	3	2	100
92592	208	93	117	6	2	426
92595	93	35	60	8	1	197
92881	71	50	63	4	2	190
92882	237	89	146	15	4	491
92883	108	42	57	9	2	218
Totals	**3,493**	**1,537**	**2,997**	**371**	**157**	**8,555**

Source: Inland Regional Center 2017

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes, which are Adult Residential Facilities for Persons with Special Health Care Needs. The design of housing-accessibility modifications, the proximity to services and transit,

and the availability of group living opportunities represent some of the considerations that are important in serving this special needs group.

Homeless Population

Every two years, Riverside County conducts a homeless count; the most recent was completed in January 2016. The 2016 survey was a slightly modified version of the 2015 Count and Survey tool based on feedback from volunteers. The primary purpose of the count is to determine how many people are homeless on a given day and gain demographic information about homelessness in Riverside County. An interview or observational survey, or both, could be chosen based on the situation. Ideally, every homeless person would be interviewed, but obviously this was not possible in all cases due to a variety of concerns such as safety, language barriers, or refusal. Therefore, some counts also provided demographic information about the adults counted related to location (whether a person was counted on the streets or in a residential facility that serves homeless people), age, gender, ethnicity, and the state born. The 2016 count revealed the following for Riverside County as a whole:

- **Total Number of Unsheltered Homeless Persons:** There are approximately 1,351 adults and children who are homeless on a given day in Riverside County, with 116 of those persons reported living in the unincorporated areas.

- **Total Number of Sheltered Homeless Persons:** There are approximately 814 homeless individuals who stayed in emergency shelters (including domestic violence shelters or using hotel/motel vouchers) or transitional housing during the count. This represents an 8 percent decrease from the 2015 sheltered count of 883.

- **Location:** Approximately 62 percent of homeless adults and children live on the streets and nearly 38 percent live in shelters or transitional housing programs on a given day throughout Riverside County.

- **Gender:** 70 percent of homeless adults are men and nearly 30 percent are women on a given day throughout Riverside County.

- **Race and Ethnicity:** 61 percent of unsheltered homeless individuals identified as white; 12 percent as black or African American; 6 percent as American Indian or Alaska Native; 1 percent as Asian; 1 percent as Native Hawaiian or Pacific Islander; 4 percent as multiple races. Of those who responded, 28 percent identified as Hispanic, which is an increase from 24 percent in 2015. About 22 percent did not answer the question.

- **Children:** 1 percent of homeless persons are children under the age of 18 living with a homeless parent(s) on a given day throughout Riverside County.

The County provides services to homeless persons in both the incorporated and unincorporated areas of the County, through the Department of Public Health and Department of Public Social Services (DPSS).

The large numbers of homeless persons, the high cost of housing, and the number of people living in poverty combine to create a very serious situation. This combination of circumstances exacerbates the problem of finding suitable and affordable housing for homeless and at-risk families.

Table H-27 identifies the cities and communities in which homeless adults and their children were encountered during the January 2016 homeless count.

Table H-27 Distribution of Unsheltered Homeless Population

Location	Persons Counted	Percentage
Incorporated Cities	1,235	91%
Unincorporated Areas	116	9%
Eastern	40	3%
Western	76	6%
Total Unsheltered	**1,351**	**100%**

Source: County of Riverside 2016 Point-in-Time Homeless County Report

Each year, in the period of November 1 through March 31, the Emergency Cold Weather Shelter Program (ECWSP) provides emergency shelter for homeless persons that cannot gain admittance into a regular, full-time shelter. California National Guard armories are used for the ECWSP, as well as other suitable facilities as needed. The Riverside and Indio armories, each with a bed capacity of 136, are operated under this program for an average of 90 nights, providing a total of approximately 25,000 shelter bed nights. Riverside County, through DPSS, contracts with local community-based organizations to provide this program in appropriate locations.

In general, the homeless population in Riverside County is concentrated around urbanized cities where homeless services and transportation are readily accessible. Although no emergency or transitional shelters exist in unincorporated areas, the County has recognized the need for these facilities throughout the County and has passed local ordinances implementing Senate Bill (SB) 2, as well as targeted the eastern and mid-County areas due to lack of shelter services in those areas. SB 2 strengthens existing housing element requirements to provide the opportunity for the development of emergency shelters and transitional and supportive housing. Through partnerships between the DPSS and nonprofits, programs such as the Supportive Housing Program, the Shelter Plus Care Program, the Emergency Shelter Grants Program (ESG), the Community Services Block Grant program, Federal Emergency Management Agency, and the Emergency Food and Shelter Program are existing resources for the support and development of homeless facilities in Riverside County.

Table H-28 shows some of the shelter resources available to the homeless in Riverside County. It should be noted that there are many organizations and agencies that provide other services such as emergency food, vouchers, and rental/mortgage payment assistance. All of these facilities are located in cities where services are available. A complete list of these resources can be found in Riverside County 2009–2014 Consolidated Plan.

The County is committed to working with area nonprofit agencies and addressing homeless problems from all sides, which includes providing prevention, outreach, and shelter services.

Table H-28 Homeless Shelter Resources, 2017

Shelter Name	Type of Shelter	City	Clientele or Needs Serviced	Number of Beds[1]
Alternatives to Domestic Violence	Emergency	Riverside/ Corona	Women & children	15
God's Helping Hand	Emergency	Perris	General	15
I Care Shelter	Emergency	Riverside	Families	30
Operation SafeHouse	Emergency	Riverside	Runaway youth	17
Valley Restart Shelter	Emergency	Hemet	Families	89
Friends of Jefferson House	Transitional	Riverside	Substance abuse/dually diagnosed	30
God's Helping Hand	Transitional	Perris	Substance abuse	15
Inland AIDS Project	Transitional	Riverside	HIV/AIDS	20
Lutheran Social Services	Transitional	Riverside	Families	30

Shelter Name	Type of Shelter	City	Clientele or Needs Serviced	Number of Beds[1]
Operation SafeHouse	Transitional	Riverside	Youth	20
Riverside Recovery Resources	Transitional	Hemet	Substance abuse	21
Valley Restart Shelter	Transitional	Hemet	Families	54
Whiteside Manor	Transitional	Riverside	Dually diagnosed	47
Whiteside Manor	Transitional	Riverside	Substance abuse	122
Whiteside Manor	Transitional	Riverside	Substance abuse/women	21
Friends of Jefferson House	Permanent	Riverside	Substance abuse/dually diagnosed	30
Valley Restart Shelter	Permanent	Hemet	Families	32
CVAG Area				
ABC Recovery Center	Emergency	Indio	Women & children	68
Coachella Valley Rescue Mission	Emergency	Indio	General	20
Nightingale Manor	Emergency	Palm Springs	Families	40
Richard Allen Community Services	Emergency	Blythe	General	28
Shelter From the Storm	Emergency	Palm Springs	Women & children	60
ABC Recovery Center	Transitional	Indio	Substance abuse	40
Episcopal Community Services	Transitional	Cathedral City	HIV/AIDS	34

1. A total of 1,090 full-time beds are available in the County. Some of the beds are double-counted in this table as some shelters provide emergency, transitional, and/or permanent shelter beds.
Source: Riverside County Consolidated Plan 2009-2014

Farm workers

Agricultural production is an important component of Riverside County's economy. According to the 2012 Agricultural Production Report prepared by the Agricultural Commissioner's Office, the total gross valuation of agricultural production in Riverside County was $1.2 billion. Moreover, for every dollar received by an agriculturalist, most economists estimate there is a multiplier effect of 3.5 times that amount injected into the local economy, or $4.4 billion in this case. With respect to agricultural crop valuation by agricultural district, the Coachella Valley District produced the most at 56 percent, or approximately $544 million; the San Jacinto/Temecula Valley District produced 16 percent, or approximately $158 million; the Riverside/Corona District produced 11 percent, or approximately $111 million; and the Palo Verde District produced 16 percent, or approximately $155 million. A thriving and productive work force is critical to maintaining this billion dollar industry. Riverside County made farm worker and migrant farm worker housing needs in western Riverside County and the Coachella Valley an affordable housing priority in its "Riverside Urban County Community Planning and Development Programs (CDBG, ESG, and HOME) Five Year Consolidated Plan for 2009-2014." To better understand the living conditions and daily service needs of the farm worker population in the eastern Coachella Valley, one of the County's most important agricultural areas, Riverside County also commissioned the 2006 Coachella Valley Farm Worker Survey.

Farm workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the season from

one harvest to the next. However, recent trends indicate that a growing number of farm workers are permanent residents.

The housing needs of farm workers will differ depending on whether they are migrant or seasonal workers. Migrant workers generally are in need of temporary shelter, which may include campgrounds or grower-provided boardinghouse-type facilities. Seasonal workers are more likely to need permanent low-cost housing and larger units to accommodate their families. Suitable housing types would include manufactured homes as well as traditional single-family homes or multifamily apartments.

Farm worker housing is often substandard or nonexistent. Over the past decade much housing has been demolished and not replaced. In addition, in many areas, farm workers must move frequently to seek employment. Larger farms may provide labor camp housing, but often this is not the case. As a result, many farm workers must camp out or sleep in their vehicles. Where housing is available, it is often expensive, overcrowded, and lacking adequate sanitary facilities.

According to the US Department of Agriculture (USDA), in its 2012 Census of Agriculture, and the 2009–2013 ACS, there were 13,843 farm workers in unincorporated Riverside County (see Table H-29). Of those farm workers, the majority (9,642 or 70 percent) were located in eastern unincorporated Riverside County. There was only a slightly higher number of permanent farm workers than seasonal workers, at 54 percent and 46 percent, respectively. When looking at the 2010–2014 ACS, there are 6,544 persons employed in agriculture, forestry, fishing and hunting, or mining in the unincorporated County.

Table H-29 Farm Workers, 2013

	Unincorporated Riverside County	Eastern Unincorporated Riverside County	Western Unincorporated Riverside County
Farm Operations with Less Than 10 Employees			
Permanent	1,631	1,136	495
Seasonal (less than 150 days)	1,609	1,121	488
Total	**3,240**	**2,257**	**983**
Farm Operations with 10 or More Employees			
Permanent	5,849	4,074	1,775
Seasonal (less than 150 days)	4,754	3,311	1,443
Total	**10,603**	**7,385**	**3,218**
Total All Farm Workers			
Permanent	7,480	5,210	2,270
Seasonal (less than 150 days)	6,363	4,432	1,931
Total	**13,843**	**9,642**	**4,201**

Source: USDA 2012 Census of Farmworkers and 2009–2013 American Community Survey

To meet the needs of farm workers, Riverside County has a number of programs for the preservation and rehabilitation of existing mobile home parks and individual units as well as programs directed toward new construction. There are also programs directed toward migrant seasonal workers.

Preservation of Assisted Units at Risk of Conversion

Overview

State housing element law requires an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years (through 2027) due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions, and development of programs aimed at their preservation. The following must be included in each Housing Element as part of its preservation analysis:

- An inventory of assisted housing units at risk of converting to market rate within 10 years.
- An analysis of the costs of preserving and/or replacing these units.
- Resources that could be used to preserve the at-risk units.
- Program efforts for preservation of at-risk units.
- Quantified objectives for the number of at-risk units to be preserved during the Housing Element planning period.

Use restrictions, as defined by state law, means any federal, state, or local statute, regulation, ordinance, or contract which, as a condition of receipt of any housing assistance (e.g., rental subsidy, mortgage subsidy, mortgage insurance) to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.

Inventory of Assisted Units at Risk

Table H-30 summarizes the assisted, multifamily rental units in the unincorporated communities of Riverside County. Included are all multifamily rental units assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, redevelopment programs and local in-lieu fee, tax credit, HOME funds, density bonus, public housing, or direct assistance programs, in the unincorporated County.

According to Table H-30, there are no known units at-risk of converting to market rate before 2027. Should a property become at risk, the County maintains an active list of resources by which to preserve that property.

A few of the projects listed in Table H-27 have a subsidy termination as "until sold". These units, formerly public housing, were approved by HUD 1/1/2016 for conversion, but did not convert until 10/1/2016 via the process called Rental Assistance Demonstration (RAD) conversion. From 2013 to 2016, the units were still "Public Housing" managed and operated by the HACR until the conversion and transfer to its non-profit arm, Riverside County Housing Corporation (RCHC). Affordability was and is indefinite unless the HACR/RCHC loses its funding due to federal cuts. The HACR does not anticipate losing this funding in the years to come, nor does the RCHC have any plans of selling these properties."

Table H-30 Inventory of Assisted Units

Project	Location	Form of Assistance	Total Units	Assisted Units	Subsidy Termination
Aguirre MHP	Thermal	County RDA	12	12	2041
Arellano MHP	Thermal	County RDA	12	12	2047
Ashley House	Unincorporated DHS	County RDA	1	1	2062
Barroso MHP	Thermal	County RDA	12	12	2040
Chapultepec Apartments (Mecca Family Apts)	Mecca	County RDA, LIHTC	31	30	2058
Clinton Family Apartments	Mecca	County HOME, LIHTC	59	58	2063
Desert Rose Apartments	Ripley	County RDA, HCD, FWHG, USDA	76	75	2063
Dr. Clair S. Johnson Apartments	Mecca	County Project Based Vouchers	40	40	until sold*
Duarte MHP	Thermal	County RDA	12	12	2040
Fairview Lake Townhomes	Unincorporated Lake Elsinore	County Project Based Vouchers	16	16	until sold*
Ferro MHP	Thermal	County RDA	12	12	2039
Halter Hillside Apt	Sun City	USDA	118	110	2046
Hernandez MHP	Thermal	County RDA	12	12	2040
Highgrove Blossom Apts	Highgrove	County RDA, LIHTC	89	87	2069
Highland Park Place Apartments	Unincorporated Riverside	County Project Based Vouchers	4	4	until sold*
Hope Ranch	Thermal	County RDA	12	12	2059
Las Mananitas	Mecca	County RDA, CDBG	16	16	2032
Legacy Family Apartments	Thousand Palms	County RDA, MHSA, CalHFA, LIHTC	81	80	2067
Lincoln Family Apartments	Mecca	County HOME, LIHTC	57	56	2062
Mecca Apartments II	Mecca	County HOME, HCD, LIHTC	60	59	2060
Mecca III Apartments	Mecca	County RDA, LIHTC	58	57	2060
Mountain View Estates	Thermal	County RDA	181	90	2067
MVR MHP	Thermal	County RDA	12	12	2059
Nueva Vista Apartments	Mecca	County HOME, HCD, LIHTC	32	31	2050
Orange Blossom (RDA) Apartments	Valle Vista	County RDA	45	44	2066
Orange Blossom I (HOME) Apartments	Valle Vista	County HOME	12	11	2069
Paseo de los Heroes I (Mecca Mobile Home Park)	Mecca	County RDA, HCD	106	106	2056
Paseo de los Heroes II	Mecca	County RDA, FWHG, USDA, LIHTC	53	52	2067
Paseo de los Poetas	Mecca	County HOME, LIHTC	21	21	2060
Pie De La Cuesta c/o Hyder & Co.	Mecca	USDA	68	58	2034
Ripley/Mesa Verde Infill Housing	Ripley/Mesa Verde	County RDA	10	10	2054
Rodriguez MHP	Thermal	County RDA	12	12	2045
San Antonio El Desierto	Mecca	HCD	100	100	2043
Tamarisk Villas	Ripley	HUD, USDA	50	50	2037

Project	Location	Form of Assistance	Total Units	Assisted Units	Subsidy Termination
Thermal Apartments	Thermal	County Project Based Vouchers	28	28	until sold*
Thermal II Apartments	Thermal	County Project Based Vouchers	25	25	until sold*
Thunderbird/San Jacinto Vista Apartments (Site A)	Mecca	LIHTC	102	100	2033
Vargas MHP	Thermal	County RDA	12	12	2041
Villalobos MHP	Thermal	County RDA	12	12	2040
Villas Oscar Romero	Mecca	HCD	50	49	2043
Total Assisted Units			**1,721**	**1,596**	

Source: Riverside County Economic Development Agency; California Housing Partnership Corporation 2017

** The units, formerly public housing, were approved by HUD 1/1/2016 for conversion, but did not convert until 10/1/2016 via the process called Rental Assistance Demonstration (RAD) conversion. From 2013 to 2016, the units were still "Public Housing" managed and operated by the HACR until the conversion and transfer to its non-profit arm, Riverside County Housing Corporation (RCHC). Affordability was and is indefinite unless the HACR/RCHC loses its funding due to federal cuts. The HACR does not anticipate losing this funding in the years to come, nor does the RCHC have any plans of selling these properties. .*

Cost of Preservation versus Replacement

The cost of preserving units projected to expire in 2027 is estimated to be less in most cases to the County than replacing the units through new construction. Replacing the units with rehabilitated units may be cost-effective in some instances. Actual costs involved in each option will depend on the rental and real estate market situations at the time the affordability restrictions on these projects expire.

Preservation of the units as affordable may require financial incentives to the project owners to extend low-income use restrictions. Other scenarios for preservation would involve purchase of the affordable units by a nonprofit or public agency, or local subsidies to offset the difference between affordable and market rents. Scenarios for preservation depend on the type of project at risk.

Resources for Preservation

Funding Sources

The types of resources needed for preserving at-risk units fall into three categories: 1) financial resources available to purchase existing units or develop replacement units; 2) entities with the intent and ability to purchase and/or manage at-risk units; and 3) programs to provide replacement funding for potentially lost Housing Choice Voucher Program rent subsidies (previously known as the Section 8 Program).

Public Financing/Subsidies—A variety of federal, state, and local programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, a variety of funding sources would be required. The following summarizes financial resources available to the County for preservation of assisted, multifamily rental housing units.

Federal Programs

Community Development Block Grant (CDBG)—This program is intended to enhance and preserve the County's affordable housing stock. CDBG funds are awarded to the County on a formula basis for housing and community development activities. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/households with incomes not exceeding 80 percent of the County median family income.

HOME Investment Partnership—HOME funding is a flexible grant program which is awarded to the County on a formula basis for housing activities that take into account local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to either assist rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing, as well as possible property acquisition, site improvements, and other expenses related to the provision of affordable housing and projects that serve a group identified as having special needs related to housing.

Housing Choice Voucher (Section 8) Program—This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.

Section 811/202 Program—Nonprofit organizations and consumer cooperatives are eligible to receive no interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and persons with disabilities. Project-based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

HUD Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA)—LIHPRHA was enacted in response to concern over the prepayment of HUD-assisted housing. The legislation addresses the prepayment of units assisted under Section 221(d) (3) and Section 236 (Section 236 replaced the Section 221(d) (3) program in 1968). Generally, the law facilitates the preservation of these low-income units by providing incentives to property owners to either retain their units as low-income, or to sell the project to priority purchasers (tenants, nonprofits, or governmental agencies.) Pursuant to LIHPRHA, HUD must offer a package of incentives to property owners to extend the low-income use restrictions. These incentives would ensure property owners of an 8 percent return on the recalculated equity of their property, provided the rents necessary to yield this return fall within a specified federal cost limit. The cost limits are either 120 percent of the FMR, or the prevailing rent in the local market. If HUD can provide the owner with this return, the owner cannot prepay the mortgage. The owner must either stay in the program, or offer to sell the project (a "voluntary" sale) to a priority purchaser for a 12-month option period or other purchasers for an additional three months. The owner is required to document this choice in a plan of action.

If HUD cannot provide the owner with the 8 percent return, i.e., the rents required would exceed federal cost limits, the owner may prepay only after offering the sale to priority purchasers for 12 months, or other qualified buyers for an additional three months (a "mandatory" sale), and filing a plan of action which demonstrates that conversion will not adversely impact affordable housing, or displace tenants. According to the California Housing Partnership Corporation, most projects in California will fall within federal cost limits, except those with exceptionally high rental value or condominium conversion potential.

Projects that are preserved under either of these methods are required to maintain affordability restrictions for the remaining useful life of the project, which is defined minimally as 50 years. Despite these requirements, property owners may still be able to prepay. First, the owner may prepay the property if no bona fide offer to purchase the property is made. Second, HUD may not provide some of the discretionary monies to priority purchasers in

preservation sales. Finally, the overall success of the preservation efforts is contingent on congressional appropriation of sufficient funding to HUD.

State Programs

California Housing Finance Agency (CHFA) Multiple Rental Housing Programs—This program provides below market-rate financing to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below market-rate mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20-150 units.

Low Income Housing Tax Credit (LIHTC)—This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition.

California Community Reinvestment Corporation (CCRC)—This private, nonprofit mortgage banking consortium provides long-term debt financing for affordable multifamily rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

Nonprofit Entities–Nonprofit entities serving the County can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Riverside County area follows:

- Alternatives to Domestic Violence
- Shelter From the Storm
- Banning Partners for a Revitalized Community
- Catholic Charities
- Coachella Valley Housing Coalition (CVHC)
- Fair Housing Council of Riverside County
- Family Service Association of Riverside County
- Habitat For Humanity
- Lutheran Social Services
- Shared Housing

Program Efforts to Preserve At-Risk Units

The following housing programs have been developed to address the preservation of assisted very low-income units eligible to convert to market rate. The Riverside County Economic Development Agency will be responsible for implementing the programs. Funding for implementation could be provided through funding sources cited above.

Monitoring At-Risk Units

The County will maintain contact with owners of at-risk units as the use restriction expiration dates approach. The County will communicate to the owners the importance of the units to the supply of affordable housing in the County as well as its desire to preserve the units as affordable.

Rental Subsidies—If HUD funding is discontinued at some point in the future within the next planning period to subsidize affordable units, and other methods to preserve the at-risk units fail, the County will determine if it can assign financial resources to provide rental assistance to very low-income tenants to cover the difference between their current rents and market rents as well as continue to promote the development of affordable housing. If the owners of a project at risk of converting intend to convert their units to market rate, the County will evaluate the feasibility of implementing the options available to preserve bond-financed units at risk of conversion: (1) offer rental subsidies using HOME or other available funding; (2) work with the property owner to refinance the mortgage at lower interest rates; (3) work with nonprofit entities to evaluate the potential for acquisition of the complex (although, as only a portion of the units are at risk, this may not be feasible); (4) consider acquisition and rehabilitation of the project.

Housing Corporation—The 2009–2014 Consolidated Plan identifies the possibility of the County exploring the potential of establishing a nonprofit housing development corporation as an effective institutional mechanism for increasing the supply of affordable housing. Its establishment and operation, it is believed, would result in a net increase in the County's inventory of very low-, low-, and moderate-income housing. In 2014, the Riverside County Housing Corporation was established to develop and increase the supply of affordable housing.

Housing Resources

Overview of the Regional Housing Needs Assessment

California's housing element law requires that each city and county develop local housing programs designed to meet its "fair share" of housing needs for all income groups, as determined by the jurisdiction's Council of Governments, when preparing the state-mandated Housing Element of its General Plan. This fair share allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its current population, but also for those households who might reasonably be expected to reside within the jurisdiction in the future, particularly lower-income households.

The fair share allocation process begins with the California Department of Finance's projection of statewide housing need for the eight-year planning period October 2013–October 2021, which is then apportioned by HCD among the state's various regions. Estimates of housing need are based on anticipated population growth, migration, household formation rates, employment forecasts, and other factors. These regional housing need allocations are then further allocated to individual jurisdictions and are a key component in the preparation of local housing plans and programs. In the six-county Southern California region, which includes Riverside County, SCAG is the agency responsible for assigning fair share need "targets" to each jurisdiction.

A local jurisdiction's fair share of regional housing need is the number of additional dwelling units that would be required to accommodate the anticipated growth in households, replace expected demolitions and conversion of housing units to non-housing uses, and achieve a future vacancy rate that allows for the healthy functioning of the housing market. The fair share is allocated by four income categories: very low, low, moderate, and above moderate, defined as households earning up to 50 percent, 80 percent, 120 percent, and more than 120 percent of the county median income, respectively. The allocations are further adjusted to avoid an overconcentration of lower-income households (less than 80% of the AMI).

The 2014–2021 Riverside County Regional Housing Needs Allocation (RHNA)

Table H-31 presents the RHNA allocation for Riverside County for the eight-year planning period from 2014 to 2021 as approved by SCAG in October 2012. As a whole, the unincorporated county was allocated 30,303 housing units for the 2014–2021 planning period. This allocation represents a decrease of approximately 20,312 units as compared to the 2006–2014 RHNA planning period. This decrease was based upon the reexamination of growth trends and incorporation of the cities of Menifee, Eastvale, Jurupa Valley, and Wildomar during the previous planning period.

Table H-31 2014–2021 Regional Housing Needs Allocation Unincorporated County

Income Category	Allocation
Extremely Low	3,586
Very Low	3,587
Low	4,871
Moderate	5,534
Above Moderate	12,725
Total	**30,303**

Source: SCAG, Final Regional Housing Needs Assessment 2012

Unaccommodated Regional Housing Need Allocation from the 4th Cycle

Action 1.2t in the 2008–2014 Housing Element stated that the County planned to redesignate a minimum of 595 acres of land to the Highest Density Residential (HHDR) designation. This would have given the County an additional capacity of 15,173 units that would allow for 30 units per acre and therefore be appropriate to meet a portion of the lower-income RHNA. Because the County completed its 4th round Housing Element later than expected, the County was not able to meet the rezone/redesignation deadline of October 15, 2013; and now had an unaccommodated need from the previous planning period.

Table H-32 shows the County's land capacity available during the 4th round planning period. Based on this capacity, the County had an unaccommodated need of 14,968 units from the previous planning period.

Table H-32 Unaccommodated Need from the 2006–2014 Planning Period

4th Cycle RHNA		Units Built[1]	Approved Projects[2]	Remaining RHNA	Vacant Land Capacity	Remaining Need
Very Low	11,979	259	1,101	10,619	73	14,968
Low	8,324	271	3,631	4,422		
Moderate	9,363	10,603	2	-1,242	1,436	0
Above Moderate	20,949	10,604	64,192	-53,847	10,383	0
Total	**50,615**	**21,737**	**68,926**	**-40,048**	**11,892**	**14,968**

Source: SCAG, Riverside County, 2013

1. Capacity is based on analysis included in the 4th Cycle Housing Element, Table H-54

2. Capacity is based on analysis included in the 4th Cycle Housing Element, Table H-55

Based on the unaccommodated need from the previous cycle and the need of the 5th Cycle RHNA, the County needed to accommodate 45,271 units across all four income groups. Table H-33 shows the RHNA by income group that the County needed to accommodate for the 4th and 5th Cycles.

Table H-33 4th and 5th Cycle RHNA to Accommodate

Income Category	Unaccommodated Need from the 4th Cycle	5th Cycle RHNA	Total RHNA to Accommodate
Very Low	10,546	7,173	17,719
Low	4,422	4,871	9,293
Moderate	0	5,534	5,534
Above Moderate	0	12,725	12,725
Total	**14,968**	**30,303**	**45,271**

Source: SCAG, Riverside County, 2015

Approved Housing Units

One way of meeting a portion of the County's RHNA is to look at approved, entitled, or built projects' "available units." These units can be subtracted from the total allocation if they were available prior to the 5th Housing Element cycle deadline of October 2014. Table H-34 lists the approved or entitled projects that were available before the deadline.

Table H-34 Approved or Entitled Projects Prior to October 2014

Project/Unit	Total Proposed Units	Affordability Level				Funding Source
		Very Low	Low	Mod	Abv. Mod	
Specific Plan Units	59,254		1,626	34,238	23,390	Affordability based on Zoning and GP designation, and affordability requirements in the specific plan
Los Vinedos (Phase 1)	42	41			1	HOME funds
Nuestro Orgullo Self Help Homes	291	44	39		208	RDA Bond Proceeds
Highgrove Blossom Apartments	89	43	45		1	RDA, LIHTC (Built 2014)
Total	**59,676**	**128**	**1,710**	**34,238**	**23,600**	

Source: Riverside County Economic Development Agency, August 2015

Remaining RHNA to Accommodate

When looking at the total RHNA the County needs to accommodate, listed in Table H-33, and the approved or entitled projects listed in Table H-35 and the discussion on projected units, the County does not have a shortfall to meets its moderate- and above moderate-income RHNA.

However, the County does have a shortfall of 25,174 units in the very low- and low-income categories. Since the County has a shortfall in the very low- and low- income categories, at least 50 percent of the shortfall (12,587 units) must be accommodated on sites designated for exclusively residential uses, at appropriate densities.

Table H-35 Determining RHNA Shortfall

Income Category	RHNA to Accommodate	Approved Projects	RHNA Shortfall to Accommodate
Very Low	17,719	128	17,591
Low	9,293	1,710	7,853
Moderate	5,534	34,238	0
Above Moderate	12,725	23,600	0
Total	**45,271**	**59,676**	**25,174**

Source: SCAG, Riverside County, 2015

Note: With completion of the rezone and land use designation change in December 2016, the County no longer has a RHNA shortfall. This table is included is to provide detail on the past shortfall from the first half of the planning period.

Availability of Sites for Housing

The RHNA process assigned unincorporated Riverside County 30,303 units in new construction need. With its proximity to surrounding counties, infrastructure capability, and available land, it is anticipated that the majority of growth during the next eight years will occur within the sphere of influence areas of incorporated cities, and in areas for which specific plans or tract maps have been prepared. These properties include vacant and undeveloped lands presently in the unincorporated County that are adjacent to or within service hookup distance from public sewer, water, and street systems. The County's policy is to promote compact development in strategically located activity centers, along with infill opportunities within existing urban areas, in order to minimize development pressures on vacant land on the urban fringe.

With completion of the rezone and land use designation changes in December 2016, there is ample vacant land within these areas that is designated for residential uses that satisfies the RHNA new construction need.

In a limited capacity, infill projects throughout unincorporated communities contribute to the County's future housing stock. County policy recommends that growth be concentrated near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. Under the General Plan, higher-density residential areas are sited near employment nodes, commercial cores, and major transportation corridors, and in conjunction with resort, recreation, and tourist areas.

Land Analysis

For the 2013–2021 Housing Element update, the County prepared a site inventory using the County's geographical information system to identify vacant parcels that could readily be developed to meet the County's regional housing needs. The County prepared an inventory of vacant and underutilized properties. The discussion below describes how the parcels were chosen and discusses how the County is able to meets its RHNA.

Rezone and Land Use Amendment to Meet the County's Lower Income RHNA

Housing element law requires jurisdictions to provide an analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the Riverside County is 30 dwelling units per acre.

The Highest Density Residential (HHDR) land use designation allows for 20 to 40 units per acre. In addition, the Mixed Use Area (MUA) land use designation allows for a percentage of HHDR on each site. The County identified several potential sites, approximately 5,000 acres in total, in which the land use designation was changed and the sites were rezoned to accommodate the RHNA (Action 1.2f). This was completed concurrently with the adoption of this Housing Element in December 2016.

All of the rezoned and redesignated sites permit owner-occupied and rental multifamily developments by right and do not require a plot plan, conditional use permit, a planned unit development permit, or any other discretionary review. All sites can accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements.

Area Plans

The County is relying on sites located across 9 area plans, which include 22 communities, to meet its regional housing need. Within each community, different neighborhoods are identified as appropriate for higher-density development.

Site Selection Criteria

During the 5th Cycle Housing Element update, the County used a set of criteria to evaluate the sites. The site selection criteria were organized into six categories to determine which sites were appropriate to rezone and redesignate to a higher density:

A) Countywide general evaluation to identify communities in which to locate potential HHDR/MUA sites

B) Availability of local community-supportive facilities and services

C) Availability of intra- and interregional transportation facilities

D) Availability of supportive on-site and site-edge land use and environmental characteristics

E) Availability of primary on-site infrastructure (roads, sewer, and water)

F) Flexibility in individual site development options

Determining Capacity

In an effort to determine each site's realistic capacity, the County evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) as well as current development occurring in the County. It was determined that relying on the net acreage accounted for these requirements and was consistent with development.

Small sites make up 3 percent of the total HHDR units that the County is relying on to meet a portion of its lower-income RHNA. Small sites were only included if the sites were contiguous to another site within the inventory and had the same property owner. The County has included Action 1.2g to assist with the lot consolidation of smaller sites.

Underutilized sites make up 5 percent of the total HHDR sites that the County is relying on to meet a portion of its lower-income RHNA. After each area plan in the tables following this discussion there is further analysis on each underutilized site.

Should the County need additional capacity, sites listed in Appendix P-1b can be available after further analysis is completed.

Table H-36 summarizes the area plans based on the capacity. Please refer to Appendix P-1a – Area Plan Maps for maps of all sites included in both the inventory below as well as the additional sites included in Appendix P-1b.

Within the area plans, many of the sites identified as appropriate to accommodate the County's lower-income RHNA are large sites, allowing for more than 150 units per parcel. As previously discussed, it was determined that larger sites were more appropriate to select because they offered both flexibility in development options, as well as,

in the case of MUAs, reasonable opportunities for walkable, mixed-use communities to be developed, preferably in the context of urban infill development. Large sites make approximately 65 percent of the total inventory. To assist in facilitating the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely give high priority and fast track authorization to processing subdivision maps that include affordable housing units. Also, the County will expedite the review process for the subdivisions of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable specific plan, and Master Environmental Impact Report. Through adoption of these mechanisms, the County has the ability to provide adequate sites to accommodate its share of the region's housing needs (Action 1.2e).

The following discussion describes each area plan within the County that is available to accommodate a portion of the County's RHNA. As mentioned previously, small sites were only included if the sites were contiguous to another site within the inventory and had the same property owner. Sites with an asterisk (*) denote that the site is contiguous; property owner names are listed below the APN if any sites have the same owner. To quickly navigate the maps in Appendix P-1a, all sites in the inventory provide both the neighborhood number and the lot number.

Table H-36 shows the capacity for each area plan broken down by community. Please note that this table does not account for capacity of any sites listed in Appendix P-1b.

Note: Some of the area plans project for zero units. This is because the units were not currently being counted toward meeting the County's RHNA. There is capacity for these area plans (see Appendix P-1b - Additional Sites Inventory) and the County can use these sites once more analysis is completed.

Table H-36 Area Plan Capacity Summary

Area Plan	HHDR Units			MUA Units	Total All Units
	Vacant	Underutilized	Total	Vacant	
Eastern Coachella Valley	7,491	93	7,584	11,552	19,136
Elsinore	0	0	0	464	464
Harvest Valley/Winchester	883	0	883	3,801	4,684
Highgrove	501	29	530	1,675	2,205
Lakeview/Nuevo	408	0	408	3,948	4,356
Mead Valley	508	0	508	892	1,400
Temescal Canyon	0	0	0	0	0
The Pass	1,229	123	1,351	2,617	3,969
Western Coachella Valley	563	61	624	10,988	11,612
Total	**11,582**	**306**	**11,888**	**35,937**	**47,826**

Source: Riverside County 2015

Eastern Coachella Valley Area Plan

Table H-37 Eastern Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Mecca Town Center										
Vacant Parcels										
727112011	38.69	HDR	A-1-5	HHDR	R-7	30	1161		1	1
727112002	38.59	HDR	A-1-5	HHDR	R-7	30	1158		1	2
727112024	39.75	HDR	A-1-5	HHDR	R-7	30	1192		1	6
727112023	39.52	HDR	A-1-5	HHDR	R-7	30	1186		1	7
727111009	39.32	MHDR	A-1-5	HHDR	R-7	30	1180		1	5
727111008	38.60	MHDR	A-1-5	HHDR	R-7	30	1158		1	4
727100006	39.37	RR	A-1-5	MUA (50% HHDR)	MIXED USE	30		591	2	1
727100003	37.48	RR	A-1-5	MUA (50% HHDR)	MIXED USE	30		562	2	2
727100007	12.43	VHDR	W-2	MUA (50% HHDR)	MIXED USE	30		186	3	1
727250005	42.79	VHDR	W-2	MUA (50% HHDR)	MIXED USE	30		642	4	2
727250005	15.46	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		232	4	2
727271019	43.98	AG	W-2	MUA (75% HHDR)	MIXED USE	30		990	5	2
727271020	8.26	CR	W-2	MUA (75% HHDR)	MIXED USE	30		186	5	3
727271005	3.25	MDR	W-2	MUA (75% HHDR)	MIXED USE	30		73	5	5
727271020	6.5	VHDR	W-2	MUA (75% HHDR)	MIXED USE	30		146	5	3
727271019	38.52	AG	W-2	MUA (75% HHDR)	MIXED USE	30		867	5	2
727272026	72.7	AG	A-1-5	MUA (25% HHDR)	MIXED USE	30		545	6	3
						Subtotal	***7,035***	***5,020***		

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
North Shore Town Center										
Vacant Sites										
723143003* Bermejo	0.62	VLDR	W-2	HHDR	R-7	30	18		1	83
723143004* Bermejo	0.49	VLDR	W-2	HHDR	R-7	30	15		1	89
723162008* Milner	0.3	VLDR	W-2	HHDR	R-7	30	9		1	22
723162009* Milner	0.3	VLDR	W-2	HHDR	R-7	30	9		1	25
723162022* Milner	0.41	VLDR	W-2	HHDR	R-7	30	12		1	53
723162023* Milner	0.38	VLDR	W-2	HHDR	R-7	30	11		1	71
723173002* Palacios[1]	0.25	VLDR	W-2	HHDR	R-7	30	8		1	54
723144006* Allen	0.36	VLDR	W-2	HHDR	R-7	30	11		1	84
723144005* Allen	0.37	VLDR	W-2	HHDR	R-7	30	11		1	88
723162003* Miranda[1]	0.3	VLDR	W-2	HHDR	R-7	30	9		1	5
723161009* Roberts[1]	0.35	VLDR	W-2	HHDR	R-7	30	11		1	30
723162007* Zaragoza[1]	0.29	VLDR	W-2	HHDR	R-7	30	9		1	21
723163002* Spooner	0.17	VLDR	W-2	HHDR	R-7	30	5		1	66
72316300* Spooner[1]	0.17	VLDR	W-2	HHDR	R-7	30	5		1	109
723163003* Perez	0.16	VLDR	W-2	HHDR	R-7	30	5		1	10
723163017* Perez	0.17	VLDR	W-2	HHDR	R-7	30	5		1	106
723174005* Schall	0.38	VLDR	W-2	HHDR	R-7	30	11		1	18
723174006* Schall	0.37	VLDR	W-2	HHDR	R-7	30	11		1	32
723174002* Palafox	0.37	VLDR	W-2	HHDR	R-7	30	11		1	6
723174001 Palafox	0.36	VLDR	W-2	HHDR	R-7	30	11		1	28
723162015	0.59	VLDR	W-2	HHDR	R-7	30	18		1	13
723174017	0.6	VLDR	W-2	HHDR	R-7	30	18		1	24
723162013	0.59	VLDR	W-2	HHDR	R-7	30	18		1	27
723174021	0.55	VLDR	W-2	HHDR	R-7	30	16		1	46

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
723174020	0.55	VLDR	W-2	HHDR	R-7	30	17		1	47
723174013	0.88	VLDR	W-2	HHDR	R-7	30	26		1	73
725160014	3.28	VLDR	W-2	HHDR	R-7	30	99		1	100
723124004	0.55	VLDR	W-2	HHDR	R-7	30	16		1	103
723141001	1.08	VLDR	W-2	HHDR	R-7	30	32		1	119
725150008	2.17	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		23	2	59
725160003	2.58	CT	W-2	MUA (35% HHDR)	MIXED USE	30		27	2	60
725160002	9.84	CT	W-2	MUA (35% HHDR)	MIXED USE	30		103	2	63
725160010	2.15	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		23	2	64
725160004	4.83	CT	W-2	MUA (35% HHDR)	MIXED USE	30		51	2	67
723240002	4.71	MDR	W-2	MUA (35% HHDR)	MIXED USE	30		49	2	69
725210005	21.27	CT	W-2	MUA (35% HHDR)	MIXED USE	30		223	2	77
723240012	59.35	CT	W-2	MUA (35% HHDR)	MIXED USE	30		623	2	79
723221001	6.32	CR	W-2	MUA (35% HHDR)	MIXED USE	30		66	2	81
725210012	11.86	CT	W-2	MUA (35% HHDR)	MIXED USE	30		125	2	82
725210005	7.92	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		83	2	77
725160004	3.7	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		39	2	67
725160002	2.45	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		26	2	63
725160001	15.29	CT	W-2	MUA (35% HHDR)	MIXED USE	30		161	2	61
725150007	5.23	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		55	2	80
						Subtotal	***457***	***1,677***		
Underutilized Sites (see site description following this table)										
723173003* Palacios	0.28	VLDR	W-2	HHDR	R-7	30	9		1	58
723162004* Miranda	0.3	VLDR	W-2	HHDR	R-7	30	9		1	16
723174014* Roberts	0.37	VLDR	W-2	HHDR	R-7	30	11		1	64
723162006* Zaragota	0.29	VLDR	W-2	HHDR	R-7	30	9		1	31

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
723162014	0.6	VLDR	W-2	HHDR	R-7	30	18		1	12
723174028	0.74	VLDR	W-2	HHDR	R-7	30	22		1	108
723162027	0.53	VLDR	W-2	HHDR	R-7	30	16		1	45
						Subtotal	***93***	***0***		
Oasis Town Center										
Vacant Parcels										
755142011	38.37	AG	W-2	MUA (50% HHDR)	MIXED USE	30		576	1	1
755162011	2.81	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		42	2	5
755162009	9.42	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		141	2	10
755162011	1.95	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		29	2	5
755162001	5.07	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		76	2	6
755162004	8.2	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		123	2	1
755161010	19.37	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		291	2	14
755161009	18.39	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		276	2	3
755161009	2.08	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		31	2	3
755162003	7.02	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		105	2	12
755162003	1.96	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		29	2	12
755161008	17.4	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		261	2	11
755161008	14.25	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		214	2	11
755161014	8.89	AG	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		133	2	9
755161014	5.6	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		84	2	9
755161014	6.4	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		96	2	9
755162010	4.91	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		74	2	4
						Subtotal	***0***	***2,581***		

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Thermal Town Center										
Vacant Parcels										
757090027	8.21	MHDR	M-SC	MUA (50% HHDR)	MIXED USE	30		123	1	3
757090028	20.56	MHDR	M-SC	MUA (50% HHDR)	MIXED USE	30		308	1	1
757090029	46.32	MHDR	M-SC	MUA (50% HHDR)	MIXED USE	30		695	1	2
757090004	76.51	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		1148	2	2
						Subtotal	**0**	**2,274**		
Eastern Coachella Area Plan Total							**7,586**	**11,552**		

1. Site is contiguous with an underutilized site.

Underutilized sites

There are seven underutilized sites included in the Eastern Coachella Area Plan within the North Shore Town Center. The table below describes why these sites are suitable for redevelopment.

APN	Net Acreage	Proposed Land Use	Proposed Zoning	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
723173003* Palacios[1]	0.28	HHDR	R-7	9	1	58	R1 - RESIDENTIAL	Parcel is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723162004* Miranda[1]	0.3	HHDR	R-7	9	1	16	MF - MOBILE HOME	Parcel is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723174014* Roberts[1]	0.37	HHDR	R-7	11	1	64	R2 - RESIDENTIAL	Parcel has a single-family home on site and is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.

APN	Net Acreage	Proposed Land Use	Proposed Zoning	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
723162006* Zaragota[1]	0.29	HHDR	R-7	9	1	31	R2 - RESIDENTIAL	Parcel has a duplex on site and is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723162014	0.6	HHDR	R-7	18	1	12	R1 - RESIDENTIAL	Parcel is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723174028	0.74	HHDR	R-7	22	1	108	R1 - RESIDENTIAL	Parcel is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.
723162027	0.53	HHDR	R-7	16	1	45	R2 - RESIDENTIAL	Parcel has a duplex on site and is in a development with a large portion of the lots remaining vacant. The property values have declined by more than 50% over the past 10 years. Rezoning to higher density will provide an opportunity to join with other parcels for a more viable land use.

1. Site is contiguous with a vacant site.

Elsinore Area Plan

Table H-38 Elsinore Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Lee Lake Community										
Vacant Parcels										
393070012* Corona Canyon	2.6	OS-W	W-1	MUA (30% HHDR)	MIXED USE	30		23	1	3
393070012* Corona Canyon	0.98	LI	M-SC	MUA (30% HHDR)	MIXED USE	30		9	1	3
393070012* Corona Canyon	0.59	LI	M-SC	MUA (30% HHDR)	MIXED USE	30		5	1	3
393070015* Chase	11.53	LI	M-SC	MUA (30% HHDR)	MIXED USE	30		104	1	2
393070015* Chase	0.43	FWY	M-SC	MUA (30% HHDR)	MIXED USE	30		4	1	2
393070015* Chase	0.22	FWY	M-SC	MUA (30% HHDR)	MIXED USE	30		2	1	2
393070015* Chase	0.04	FWY	M-SC	MUA (30% HHDR)	MIXED USE	30		0	1	2
393070006* Sycamore Creek Marketplace	0.09	LI	N/A	MUA	MIXED USE	30			2	1
393070008* Sycamore Creek Marketplace	2.17	LI	M-SC	MUA	MIXED USE	30		0	2	2
393070009* Sycamore Creek Marketplace	1.9	LI	M-SC	MUA	MIXED USE	30		0	2	3
393070010* Sycamore Creek Marketplace	5.9	LI	M-SC	MUA	MIXED USE	30		0	2	4
393070007* Sycamore Creek Marketplace	1.14	LI	M-SC	MUA	MIXED USE	30		0	2	5
393070005* Sycamore Creek Marketplace	0.14	LI	M-SC	MUA	MIXED USE	30		0	2	6
						Subtotal	***0***	***147***		
Underutilized Parcels (see site description following this table)										
393070013* Dar Inv	12.2	LI	M-SC	MUA (30% HHDR)	MIXED USE	30		110	1	1
393070013* Dar Inv	0.07	OS-W	W-1	MUA (30% HHDR)	MIXED USE	30		0	1	1
						Subtotal	***0***	***110***		

Meadowbrook Town Center										
Vacant Parcels										
345220085	7.28	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		109	2	1
349080070	1.4	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		21	1	5
349100008	2.15	CR	R-A-2	MUA (50% HHDR)	MIXED USE	30		32	1	8
349342018	1.31	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		20	1	12
349080077	1.67	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		25	1	31
						Subtotal	***0***	***207***		
Elsinore Area Plan Total							**0**	**464**		

Underutilized sites

There are two underutilized sites included in the Elsinore Area Plan within the Lee Lake Community. The table below describes why these sites are suitable for redevelopment.

APN	Net Acreage	Proposed Land Use	Proposed Zoning	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
391070056* Dar Inv	12.2	MUA (30% HHDR)	MIXED USE		1	1	C1 - COMMERCIAL	Very large parcel with 2 commercial buildings on site. Most of the parcel is vacant and available for additional development.
391070056* Dar Inv	0.07	MUA (30% HHDR)	MIXED USE		1	1	C1 - COMMERCIAL	Very large parcel with 2 commercial buildings on site. Most of the parcel is vacant and available for additional development.

Harvest Valley/Winchester Area Plan

Table H-39 Harvest Valley/Winchester Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Winchester Community (West)										
Vacant Parcels										
462080006	9.64	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		72	1	1
462080009	8.75	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		66	1	3
462080012	8.36	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		63	1	4
462080007	9.53	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		71	1	7
462080008	8.63	MDR	A-1-10	MUA (25% HHDR)	MIXED USE	30		65	1	9
462080010	8.33	MDR	A-1-10	MUA (25% HHDR)	MIXED USE	30		62	1	12
462090001	155.7	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		1168	1	14
462080005	5.18	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		39	1	2
						Subtotal	***0***	***1,606***		
Winchester Town Center										
Vacant Parcels										
462100037	0.59	MDR	R-R	HHDR	R-7	30	18		1	1
462100041	4.74	MDR	R-R	HHDR	R-7	30	142		1	2
462100005	1.93	MDR	R-R	HHDR	R-7	30	58		1	3
462100007	3.83	MDR	R-R	HHDR	R-7	30	115		1	4
462100012	0.81	MDR	R-R	HHDR	R-7	30	24		1	5
462100014	4.14	MDR	R-R	HHDR	R-7	30	124		1	6
462100015	5.22	MDR	R-R	HHDR	R-7	30	157		1	7
462100042	3.64	MDR	R-R	HHDR	R-7	30	109		1	8
462100010	1.75	MDR	R-R	HHDR	R-7	30	52		1	9
462100011	1.73	MDR	R-R	HHDR	R-7	30	52		1	10
462100008	1.03	MDR	R-R	HHDR	R-7	30	31		1	11
462140012	4.67	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		70	2	1
462140015	2.89	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		43	2	3

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
462151001	4.05	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		61	2	10
463060002	2.98	CR	R-R	MUA (50% HHDR)	MIXED USE	30		45	3	12
463080003	2.4	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		18	4	7
463100006	2.14	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		16	4	10
463100002	4.67	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		35	4	14
462100020	2.71	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		28	5	1
462100019	4.62	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		49	5	6
462100021	1.96	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		21	5	7
462100025	2.42	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		25	5	8
462110002	1.85	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		19	5	17
462110008	4.18	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		44	5	18
462110001	2.72	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		29	5	23
462110004	4.74	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		50	5	33
462110005	2.69	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		28	5	34
462174001	3.18	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		33	5	36
462110013	4.33	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		45	5	38
462110012	2.56	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		27	5	39
462164001	2.75	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		29	5	40
462110003	4.27	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		45	5	46
463118030	1.75	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		26	6	5
463142007	1.11	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		17	6	12
462120001	1.77	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		27	7	1
462120003	2.74	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		41	7	2
462120002	4.91	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		74	7	3
462120005	3.57	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		54	7	4
462120016	4.32	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		65	7	6
462120004	4.93	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		74	7	8

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
462120015	1.8	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		27	7	10
463160011	4.35	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		46	8	11
463160010	4.77	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		50	8	13
463160009	4.7	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		49	8	19
463160012	4.27	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		45	8	20
463160021	1.72	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		18	8	21
463160014	4.78	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		50	8	22
463120013	4.29	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		45	8	24
463160023	4.78	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		50	8	26
463160013	3.97	MDR	R-1	MUA (35% HHDR)	MIXED USE	30		42	8	27
463160017	4.39	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		66	9	2
463160015	2.93	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		44	9	3
463160018	2.5	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		38	9	4
463160019	2.52	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		38	9	5
463160020	4.34	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		65	9	6
463130005	2.6	CR	R-R	MUA (50% HHDR)	MIXED USE	30		39	9	7
463130001	4.43	CR	R-R	MUA (50% HHDR)	MIXED USE	30		66	9	8
463130008	4.32	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		65	9	10
463160016	1.94	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		29	9	12
463160022	2.45	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		26	8	25
463160048	2.27	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		24	8	18
463080009	2.73	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		21	4	1
463130007	2.05	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		31	9	1
463160031	4.86	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		51	8	5
463100003	4.59	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		34	4	13
						Subtotal	***883***	***2,195***		
Harvest Valley/Winchester Area Plan Total							**883**	**3,801**		

Highgrove Area Plan

Table H-40 Highgrove Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Highgrove Town Center										
Vacant Parcels										
255060016	12.87	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		290	3	2
255060015	8.09	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		182	3	4
255060017	6.54	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		147	3	6
255060018	10.8	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		243	3	8
255110015	7.39	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		166	3	9
255040010	6.99	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		105	1	12
255110003	4.9	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		110	3	13
255110005	4.93	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		111	3	14
255110006	4.84	LI	I-P	MUA (75% HHDR)	MIXED USE	30		109	3	15
255110004	4.87	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		110	3	17
255040017	1.79	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		27	1	19
255040010	1.33	LI	I-P	MUA (50% HHDR)	MIXED USE	30		20	1	12
255170012	0.56	LDR	R-1-20000	HHDR	R-7	30	17		2	4
255170014	8.93	LDR	R-1-20000	HHDR	R-7	30	268		2	5
255170005	2.19	LDR	R-1-20000	HHDR	R-7	30	66		2	2
255170011	5.02	LDR	R-1-20000	HHDR	R-7	30	151		2	1
255040014	0.69	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		10	1	1
255040015	3.01	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		45	1	22
						Subtotal	***502***	***1,675***		
Underutilized Parcels (see site description following this table)										
255170013	0.98	LDR	R-1-20000	HHDR	R-7	30	29		2	3
						Subtotal	***29***	***0***		
Highgrove Area Plan Total							**530**	**1,978**		

Underutilized Sites

There is one underutilized site included in the Highgrove Area Plan within the Highgrove Town Center. The table below describes why this site is suitable for redevelopment.

APN	Net Acreage	Proposed Land Use	Proposed Zoning	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
255170013	0.98	HHDR	R-7	29	2	3	R-1 RESIDENTIAL	Parcel is part of a 9-acre group of four contiguous parcels owned by the same owner. This parcel will likely be joined with the other three parcels to form a larger project One parcel has a small structure and utility buildings. It is assumed that the parcels would be joined with the other parcels. The other parcels are part of a citrus grove.

Lakeview/Nuevo Area Plan

Table H-41 Lakeview/Nuevo Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Lakeview Town Center										
Vacant Parcels										
308150003	5.14	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		39	1	10
308150007	68.34	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		513	1	11
308140006	28.49	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		214	1	21
308140007	16.82	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		126	1	22
308150006	20.01	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		150	1	50
426060004	3.78	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		57	3	1
426060005	10.52	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		158	3	2
426440007	5.63	MHDR	SP ZONE	MUA (50% HHDR)	MIXED USE	30		85	3	5
426060007	2.18	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		33	3	6
426440006	2.48	MHDR	SP ZONE	MUA (50% HHDR)	MIXED USE	30		37	3	8
426440008	3.81	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		57	3	9
426060020	1.9	CR	C-P-S	HHDR	R-7	30	57		5	1
426060002	0.64	CR	C-P-S	HHDR	R-7	30	19		5	2
426060003	4.9	CR	C-P-S	HHDR	R-7	30	147		5	3
426091001	2.33	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		35	6	7
426073008	1.23	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		18	6	11
426073009	1.31	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		20	6	12
426101004	1.11	MDR	R-1	HHDR	R-7	30	33		7	3
426101003	1.52	MDR	R-1	HHDR	R-7	30	46		7	4
426083007	1.5	CR	C-P-S	HHDR	R-7	30	45		7	5
426060022*	29.72	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		446	3	11

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
426060022*	0.27	CR	C-P-S	HHDR	R-7	30	8		5	4
426060006	4.84	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		73	3	4
426060012	1.75	CR	C-P-S	HHDR	R-7	30	52		5	5
						Subtotal	***407***	***2,061***		
Nuevo Community (Western Area)										
Vacant Parcels										
307240004	9.61	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		144	1	2
307240007	9.56	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		143	1	4
307240060	9.79	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		147	1	5
307240008	9.29	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		139	1	6
307240006	9.27	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		139	1	7
307270026	0.88	CR	R-R	MUA (75% HHDR)	MIXED USE	30		20	2	3
307270027	0.76	CR	R-R	MUA (75% HHDR)	MIXED USE	30		17	2	4
307270025	1.12	CR	R-R	MUA (75% HHDR)	MIXED USE	30		25	2	5
310270012	1.81	CR	R-R	MUA (75% HHDR)	MIXED USE	30		41	2	10
310270014	15.09	CR	R-R	MUA (75% HHDR)	MIXED USE	30		339	2	11
310270006	4.73	CR	R-R	MUA (75% HHDR)	MIXED USE	30		107	2	12
310230027	9.67	CR	R-R	MUA (75% HHDR)	MIXED USE	30		218	2	14
310270011	1.88	CR	R-R	MUA (75% HHDR)	MIXED USE	30		42	2	17
310270013	2.17	CR	R-R	MUA (75% HHDR)	MIXED USE	30		49	2	20
307270029	1.75	CR	R-R	MUA (75% HHDR)	MIXED USE	30		39	2	22
307270012	1.05	CR	R-R	MUA (75% HHDR)	MIXED USE	30		24	2	23
307270023	6.55	CR	R-R	MUA (75% HHDR)	MIXED USE	30		147	2	27
307270019	4.83	CR	R-R	MUA (75% HHDR)	MIXED USE	30		109	2	30
						Subtotal	***0***	***1,889***		
Lakeview/Nuevo Area Plan Total							**407**	**3,950**		

Mead Valley Area Plan

Table H-42 Mead Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Good Hope Community										
Vacant Parcels										
326240061	2.2	MDR	R-R	HHDR	R-7	30	66		2	9
326250039	3.65	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		33	1	10
326250029	1.3	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		12	1	19
326250037	4.25	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		38	1	25
326250043	4.34	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		39	1	26
326250011	9.96	MDR	R-R	HHDR	R-7	30	299		1	27
326240077	2.7	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		24	3	31
326240079	5.91	CR	R-R	MUA (30% HHDR)	MIXED USE	30		53	1	34
326250040	9.57	CR	R-R	MUA (30% HHDR)	MIXED USE	30		86	1	36
326250038	1.86	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		17	1	39
326250001	4.77	MDR	R-R	HHDR	R-7	30	143		2	48
326240085	1.64	MDR	R-R	MUA (30% HHDR)	MIXED USE	30		15	1	14
						Subtotal	***508***	***317***		
Mead Valley Community (I-215/Nuevo Rd. Vicinity)										
Vacant Parcels										
305270030	1.62	BP	A-1-1	MUA (50% HHDR)	MIXED USE	30		24	3	1
305270031	1.42	BP	A-1-1	MUA (50% HHDR)	MIXED USE	30		21	3	2
305270032	2.3	BP	A-1-1	MUA (50% HHDR)	MIXED USE	30		34	3	14
						Subtotal	***0***	***79***		
Mead Valley Town Center										
Vacant Parcels										
318130005	1.13	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	4
318160001	2.04	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		31	1	9

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
318160002	2.25	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		34	1	10
318140007	1.13	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	16
318130001	2.05	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		31	1	21
318160004	1.2	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		18	1	24
318070005	1.3	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		19	1	28
318130002	1.13	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	35
318070006	1.3	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		20	1	45
318070010	1.16	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	49
318100011	13.96	RC-LDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		209	2	1
318160003	1.13	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	1	38
318130012	3.2	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		48	1	32
						Subtotal	***0***	***495***		
Mead Valley Area Plan Total							**508**	**891**		

The Pass Area Plan

Table H-43 The Pass Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Cabazon Town Center										
Vacant Parcels										
519180018	14.32	CR	C-P-S	HHDR	R-7	30	430		1	1
519330001	1.97	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		21	2	11
519180014	9.3	CR	W-2	MUA (35% HHDR)	MIXED USE	30		98	2	12
519330010	1.77	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		19	2	17
519330007	2.49	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		26	2	50
519330008	4.78	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		50	2	51
526023016	1.87	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		20	2	71

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
526021008	2.53	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		27	2	87
519240009	9.96	HI	M-SC	MUA (35% HHDR)	MIXED USE	30		105	3	2
519340002	9.61	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		101	3	5
519260003	1.48	LI	W-2-5	MUA (35% HHDR)	MIXED USE	30		16	3	6
519350001	8.9	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		93	3	14
519250006	4.18	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		44	3	18
519320012	2.74	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		29	3	24
519260006	1.5	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		16	3	26
519270008	3.27	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		34	3	28
526040008	6.71	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		101	4	6
526050001	5.88	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		88	4	7
526131002	4.46	MDR	R-6	HHDR	R-7	30	134		5	1
526131004	4.81	MDR	R-6	HHDR	R-7	30	144		5	2
526160009	4.38	LDR	R-A	HHDR	R-7	30	131		6	1
526160008	8.28	LDR	W-2	HHDR	R-7	30	249		6	5
526080002	9.69	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		145	7	1
526070001	1.07	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		16	7	3
526060006	3.81	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		57	7	4
526060005	1.14	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		17	7	5
526050013	8.64	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		130	7	6
526080001	9.72	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		146	7	7
526123001	9.18	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		138	8	1
526143023	1.18	CR	R-1	MUA (50% HHDR)	MIXED USE	30		18	8	2
526132022	2.81	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		42	9	4
526132025	1.5	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		23	9	5
526132003	1.04	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		16	9	8
526150011	2.33	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		35	10	20

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
526142043	1.8	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		27	10	26
526150015	9.52	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		143	10	27
526150010	4.85	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		73	10	30
526143025	1.55	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		23	10	35
526150001	9.7	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		145	10	38
526150002	9.31	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		140	10	39
526180006	4.71	LDR	R-A	HHDR	R-7	30	141	0	11	1
519250007	6	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		63	3	33
519340001	9.6	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		101	3	27
519240010	1.85	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		19	3	22
519260007	4.76	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		50	3	4
519240005	6.76	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		71	3	1
526090001	6.32	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		95	7	2
						Subtotal	***1,229***	***2,621***		
Underutilized Parcels (see site description following this table)										
526160011	0.91	LDR	R-A	HHDR	R-7	30	27		6	2
526160010	0.93	LDR	R-A	HHDR	R-7	30	28		6	3
526160012	2.25	LDR	R-A	HHDR	R-7	30	68		6	4
						Subtotal	***123***			
The Pass Area Plan Total							**1,352**	**2,621**		

Underutilized Sites

There are three underutilized sites included in The Pass Area Plan within the Cabazon Town Center. The table below describes why these sites are suitable for redevelopment.

APN	Net Acreage	Proposed Land Use	Proposed Zoning	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
526160011	0.91	HHDR	R-7	27	6	2	MF - MOBILE HOME	Parcel is within a larger neighborhood that is primarily vacant. This parcel can be joined with the other parcels in the neighborhood to form a larger, more valuable project.
526160010	0.93	HHDR	R-7	28	6	3	MO - MOBILE HOME	Parcel is within a larger neighborhood that is primarily vacant. This parcel can be joined with the other parcels in the neighborhood to form a larger, more valuable project.
526160012	2.25	HHDR	R-7	68	6	4	R1 - RESIDENTIAL	Parcel is within a larger neighborhood that is primarily vacant. This parcel can be joined with the other parcels in the neighborhood to form a larger, more valuable project.

Western Coachella Valley Area Plan

Table H-44 Western Coachella Valley Area Plan

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Desert Edge/Southeast Desert Hot Springs Community										
Vacant Parcels										
657260008	8.98	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		135	2	1
656330015	8.84	CR	W-2	MUA (50% HHDR)	MIXED USE	30		133	5	1
						Subtotal	***0***	***268***		
I-10/Haugen Lehmann Ave Community										
Vacant Parcels										
517300019	6.38	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		144	1	38
517290016	2.57	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		58	1	50
						Subtotal	***0***	***202***		
North Palm Springs Community										
Vacant Parcels										
664200011	2.26	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	4
664200001	2.29	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	8
664200004	2.18	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		33	1	9
664200012	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		39	1	11
664200002	2.25	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	16
664200030	2.55	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	22
664200014	2.51	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	23
664200015	2.46	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		37	1	24
664200025	2.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	26
664200027	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		39	1	27
664200033	2.55	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	28
664200016	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	29
664200017	2.51	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	30

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
664200031	2.51	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	37
664200022	2.55	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	40
664200023	2.52	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	41
664200036	2.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	42
664200003	2.23	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	43
664200005	2.26	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		34	1	44
664200037	2.11	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		32	1	45
664200013	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	46
664200024	2.48	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		37	1	53
664200026	2.53	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	54
664200028	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	55
664200032	2.48	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		37	1	56
664200034	2.53	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	57
664200020	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	1	73
664270001	40.2	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		603	2	1
664270002	40.16	MDR	W-2	MUA (50% HHDR)	MIXED USE	30		602	2	2
664240002	39.79	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		597	2	3
664200018	1.27	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		19	1	47
						Subtotal	***0***	***2,815***		
Rushmore/Kimdale Community										
Vacant Parcels										
520094005* Rossetti	0.3	MDR	R-R	HHDR	R-7	30	9		1	38
520094004* Rossetti	0.3	MDR	R-R	HHDR	R-7	30	9		1	69
520106004*Fitzpatrick	0.27	MDR	R-R	HHDR	R-7	30	8		1	68
520106005*Fitzpatrick	0.32	MDR	R-R	HHDR	R-7	30	9		1	111
520094002* Haefeli	0.3	MDR	R-R	HHDR	R-7	30	9		1	25
520094001* Haefeli	0.3	MDR	R-R	HHDR	R-7	30	9		1	40

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
520091002* Mission Springs Water Dist	0.26	MDR	R-R	HHDR	R-7	30	8		1	9
520091001* Mission Springs Water Dist	0.26	MDR	R-R	HHDR	R-7	30	8		1	64
520104006* Brossman	0.29	MDR	R-R	HHDR	R-7	30	9		1	92
520104005* Brossman	0.33	MDR	R-R	HHDR	R-7	30	10		1	95
520123001* Yagami	0.26	MDR	R-R	HHDR	R-7	30	8		1	98
520106013* Yagami	0.26	MDR	R-R	HHDR	R-7	30	8		1	140
520080017* SCE	2.85	MDR	R-R	HHDR	R-7	30	86		1	1
520080016* SCE	7.52	MDR	R-R	HHDR	R-7	30	226		1	63
520102008* Rucker1	0.3	MDR	R-R	HHDR	R-7	30	9		1	90
520102007* Rucker1	0.3	MDR	R-R	HHDR	R-7	30	9		1	139
520110006	0.95	MDR	R-R	HHDR	R-7	30	28		1	7
520110013	0.99	MDR	R-R	HHDR	R-7	30	30		1	12
520080001	2.41	MDR	R-R	HHDR	R-7	30	72		1	17
						Subtotal	***564***	***0***		
Underutilized Parcels (see site description following this table)										
520121001* Jones	0.27	MDR	R-R	HHDR	R-7	30	8		1	29
520121002* Jones	0.32	MDR	R-R	HHDR	R-7	30	10		1	76
520102009* Rucker	0.3	MDR	R-R	HHDR	R-7	30	9		1	55
520110007	0.6	MDR	R-R	HHDR	R-7	30	18		1	73
520105002	0.56	MDR	R-R	HHDR	R-7	30	17		1	84
						Subtotal	***62***	***0***		

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
Thousand Palms Community (I-10/Cook St. Vicinity)										
Vacant Parcels										
694120008	34.39	BP	I-P	MUA (50% HHDR)	MIXED USE	30		516	1	2
694120007	33.28	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		499	1	3
						Subtotal	***0***	***1,015***		
Thousand Palms Town Center										
Vacant Parcels										
693040023	2.96	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		44	2	1
693040022	89.9	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		1349	2	5
650270001	19.48	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		146	3	28
650300011	2.31	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		17	3	37
650300017	9.42	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		71	3	43
650290001	4.83	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		36	3	44
650300013	5	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		37	3	48
650290002	4.88	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		37	3	50
650300018	19.58	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		147	3	53
650300018	9.85	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		74	3	53
650310001	3.31	CR	C-P-S	HHDR	R-7	30	99		4	1
650310002	3.37	CR	C-P-S	HHDR	R-7	30	101		4	2
650310001	1.03	CR	R-3-6000	HHDR	R-7	30	31		4	1
650310002	0.99	CR	R-3-6000	HHDR	R-7	30	30		4	2
651140006	18.99	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		285	5	1
651140007	2.98	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		45	5	2
651140008	2.07	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		31	5	3
694071017	1.18	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		18	5	13
694060003	2.49	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		37	5	27
694060002	2.7	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		41	5	30

APN	Net Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Nbrhd	Lot
694060022	24.07	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		361	5	32
694060023	18.07	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		271	5	33
651140005	9.49	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		142	5	35
693230019	4.83	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		72	5	36
693230013	11.51	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		173	5	37
693230010	8.77	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		132	5	38
693230011	5.92	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		89	5	39
694060022	11.32	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		170	5	32
694060022	8.92	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		134	5	32
694060022	5.41	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		81	5	32
694060022	1.5	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		23	5	32
694060022	1.36	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		20	5	32
651140007	2.09	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		31	5	2
651140005	5.49	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		82	5	35
694060023	17.99	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		270	5	33
694060023	5	MHDR	R-5	MUA (50% HHDR)	MIXED USE	30		75	5	33
694120010	17.16	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		257	6	1
694050001	40.58	MHDR	R-T	MUA (50% HHDR)	MIXED USE	30		609	6	2
694050012	38.54	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		578	6	3
694050011	27.59	MHDR	R-3	MUA (50% HHDR)	MIXED USE	30		414	6	4
694120011	6.92	MHDR	R-3	MUA (50% HHDR)	MIXED USE	30		104	6	5
694120010	1.85	CR	R-3	MUA (50% HHDR)	MIXED USE	30		28	6	1
694050012	9.28	CR	R-3	MUA (50% HHDR)	MIXED USE	30		139	6	3
694120011	1.34	CR	R-3	MUA (50% HHDR)	MIXED USE	30		20	6	5
						Subtotal	***261***	***6,690***		
Western Coachella Valley Area Plan Total							**887**	**10,990**		

1. Site is contiguous with an underutilized site.

Underutilized Sites

There are five underutilized sites included in the Western Coachella Valley Area Plan within the Rushmore/Kimdale Community. The table below describes why these sites are suitable for redevelopment. Please note that the sites in the table below with a current site use of "MF – Mobilehome" are not located within a mobile home park.

APN	Net Acreage	Proposed Land Use	Proposed Zoning	HHDR Site Capacity	Nbrhd	Lot	Current Use of Site	Description of Site
520121001* Jones	0.27	HHDR	R-7	8	1	29	MF - MOBILE HOME	This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multifamily housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.
520121002* Jones	0.32	HHDR	R-7	10	1	76	MO - MOBILE HOME	This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multifamily housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.
520102009* Rucker	0.3	HHDR	R-7	9	1	55	MO - MOBILE HOME	This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multifamily housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.
520110007	0.6	HHDR	R-7	18	1	73	MF - MOBILE HOME	This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multi-family housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.
520105002	0.56	HHDR	R-7	17	1	84	R1 - RESIDENTIAL	This parcel is in a development that is over 30 years old. Several parcels still remain vacant. There is a possibility of a large County facility opening in this area, creating a demand for multifamily housing. Redeveloping this parcel as part of a larger higher-density project would have more value than the current market value of property in this development.

Projected Housing Units

Another way the County was able to meet a portion of its RHNA was to project the number of units that are assumed to be built based on approvals in past years. The County approves a large number of manufactured homes and second units, and therefore it was appropriate to project these unit types as meeting a portion of the County's lower-income RHNA.

Manufactured Home Capacity

Based on costs provided by regional builders, the cost of new manufactured housing ranges from $62,000 to $400,000. There would be an additional cost of preparing the land, which varies between $20,000 and $40,000. Most manufactured housing developed in the County serves cost-constrained families, providing an affordable alternative to traditional stick-built development. Table H-20 shows that a four-person, very low-income household can afford a maximum sales price of $123,100 and a four-person, low-income household can afford a maximum sales price of $190,400, meaning manufactured housing is affordable to both very low- and low-income households.

Over the past five years, there was an average of 112 mobile/manufactured homes added to the County's housing stock per year. Projecting these 112 units over the remaining RHNA period (six years) gives the County a projected capacity of 670 manufactured/mobile homes.

Secondary Dwelling Unit Capacity

The County considers second units appropriate for low-income households as either a primary residence or as farm worker housing. Currently, there is no available data for second unit rental rates in the County. Therefore, the County relied on rental rates for one-bedroom units identified in Table H-22 as a proxy for second unit rental rates. Extrapolating from this, the average monthly rent of one-bedroom units in the unincorporated County is approximately $1,000. As shown in Table H-23, low-income households can afford between $940 (one-person) and $1,340 (four-person) in monthly housing costs without being cost burdened. Comparing the rental rates with the affordability of low-income households shows that second units are appropriate to credit toward the County's lower-income RHNA.

The County tracks second unit data and therefore was able to look at the trends over the past 11 years. Over that time frame, an average of 55 second units were built per year. The County took a conservative approach and is only assuming that 70 percent of the 55 units (39 units) will be affordable to lower-income households. Projecting these 39 units at 70 percent over the remaining RHNA period (six years) gives the County a projected capacity of 232 second units.

Progress toward Meeting the RHNA

Based on the land analysis, the County has sufficient land to accommodate its shortfall RHNA from the 4th round as well as the 5th round RHNA. Table H-45 compares the County's remaining RHNA and the capacity of the nine area plans.

As previously discussed, the County had a shortfall of the very low- and low- income categories, and therefore was required to meet at least 50 percent of that shortfall (12,587 units) on sites designated for exclusively residential uses, at appropriate densities. As shown in Table H-45, the County has a capacity of 11,888 HHDR units and 976 for second units and mobile home units. This gives the County a total lower-income capacity of 12,864. Comparing

that to the 50 percent residential requirement of 12,587, the County has a surplus of 277 units being met on solely residential sites.

Table H-45 Comparison of Regional Housing Need and Available Capacity

Income Category	Remaining RHNA to Accommodate[1]	Area Plan Capacity[2]		Second Unit/ Mobile Home Capacity	Total Capacity	RHNA Surplus
		HHDR[3]	MUA			
Very Low	25,174	11,888	35,937	976	48,801	23,627
Low						
Moderate	0					
Above Moderate	0					
Total	**25,174**	**11,888**	**35,937**	**976**	**48,801**	**23,627**

Source: Riverside County 2015

1. Refer to Table H-35 for additional details.

2. Refer to Table H-36 for capacity explanation.

3. Note the County is meeting 50% of the RHNA shortfall (12,587 units) on solely residential land and with second unit/mobile home capacity, also located on solely residential land.

Specific Plans in the County

Over 300 specific plans have been processed in the County since 1973. A specific plan is an important planning tool as it establishes the permitted number of dwelling units; accommodates a variety of housing types including attached and multifamily uses; and fosters clustering concepts, leaving room for open space and other amenities. Additionally, specific plan requirements call for infrastructure plans (water, sewer, drainage, and circulation) to be prepared to support the proposed development, thereby ensuring that the community will be adequately served by infrastructure systems. The majority of the approved specific plans have been built out over the years per their approvals, or have had selected phases, neighborhoods, or tract maps processed and constructed under the umbrella of the specific plan. Other specific plans processed under the County's jurisdiction have been annexed into the incorporated boundaries of one of the cities in the County. As a result, they no longer offer potential for additional units within the unincorporated area.

There are 34 specific plans located in the unincorporated Riverside County with planned densities resulting in a unit potential of 59,579 housing units (Table H-46).

Table H-46 Housing Potential of Specific Plans in Unincorporated Riverside County

Number	Name	Max DUs	Remaining DUs
183	Rancho Nuevo	508	505
184	Rancho Bella Vista	1,998	938
198	Belle Meadows	440	440
208	Cal Neva	1,670	623
212	Mesa Grande	200	200
238	Crown Valley Village	591	305
239	Stoneridge	1,900	1,898
246	McCanna Hills	2,967	2,903
250	Gateway Center	553	553

251A1	Lakeview Nuevo Village	315	314
256	Sycamore Creek	1,765	780
260	Menifee North	2,388	2,188
284	Quinta Do Lago	1,318	523
286	Winchester 1800	4,870	2,362
288	The Crossroads in Winchester	795	793
293	Winchester Hills	5,690	626
303	Kohl Ranch	7,171	7,171
310	Domenigoni/Barton Properties	4,186	4,019
312	French Valley	1,793	1,504
313	Morgan Hill	1,121	394
317	The Retreat	545	183
322	BSA Properties	421	421
323	Spring Mountain Ranches	1,461	1,461
325	Lake Mathews Golf & CC	295	295
327	Toscana	1,443	1,443
330	Springbrook Estates	650	650
333	Renaissance Ranch	355	355
336	Desert Dunes	2,250	2,250
343	Northstar	970	970
360	Valante	460	460
362	Panorama	2,718	2,718
369	Thermal 551	2,354	2,354
375	Travertine	16,655	16,655
380	Keller Crossing	320	320
Total Units		**73,136**	**59,574**

Source: Riverside County 2015

Specific Plans with Densities to Meet Lower-Income Housing Needs

There are two specific plans within the unincorporated County that have densities appropriate to meet a portion of the County's lower-income RHNA: Valante and Travertine. The Valante Specific Plan includes densities that allow for up to 30 units per acre. This density is assumed affordable to lower-income households. The Travertine Specific Plan calls for at least 10 percent of the units to be affordable to 35 percent to 120 percent of the area median income.

Valante Specific Plan

Valante is an approved plan that will allow for 460 units. Of those units, 243 are planned for very high-density residential development allowing up to 30 dwelling units per acre. In order for this project to move forward, a subdivision map will need to be filed and a public hearing before the Planning Commission will need to occur. Once the hearing has been held, development can occur through building permits.

Travertine Specific Plan

Travertine is an approved plan that will allow for 16,655 units with densities ranging from 2–20 or more units per acre. The plan has an affordability requirement of 10 percent of the total units, or 1,666 units that must fall between 35–120 percent of the area median income and shall require a minimum of 167 units to be affordable to very low-income households. To determine the affordability breakdown, the County applied the moderate-income RHNA percentage requirement and then assumed the remaining units would be allocated toward very low and low income. This breaks down to 283 units allocated toward moderate income, and 1,383 allocated toward very low and low income.

Availability of Infrastructure

As mentioned above, specific plan requirements call for the preparation of infrastructure plans (water, sewer, drainage, and circulation) to support the proposed development to ensure that the community will be adequately served by infrastructure systems. However, a significant portion of vacant parcels in Winchester Valley in the southeast portion of the Western Riverside Council of Governments (WRCOG) and the vast majority of vacant parcels in Coachella Valley Association of Governments (CVAG) do not lie within a specific plan. The impact of infrastructure on the overall capacity and timing of development is critical in these areas.

General Plan policy requires that urban development with densities of two dwelling units per acre or higher must provide domestic water, sewage disposal, street improvements, and fire protection. The HHDR density exceeds two units per acres. Thus, all the sites that are identified for redesignation and rezoning will have available infrastructure.

Although there are approximately 42 independent water and/or sanitary agencies operating in unincorporated Riverside County, only 67 percent of vacant parcels in WRCOG and 49 percent of vacant parcels in CVAG are within a water or sanitation district. Even then, some communities such as Cherry Valley, Cabazon, Idyllwild, the Palo Verde Valley, and portions of Winchester Valley rely on septic systems.

Development in unincorporated areas outside water district service areas face the greatest infrastructure impacts, especially when located in non-contiguous areas with no infrastructure readily available. In CVAG's agricultural areas, the development of farm labor mobile home parks may be conditioned by the County to construct on-site subsurface sewage disposal systems (septic tanks) as a temporary measure until such time as sewer lines from an established sewer district become available. Connection to the system would be made at that time. In addition, the drilling of underground wells may be approved to provide adequate water supply when water lines are not available. Both well water supply and the installation of subsurface sewage disposal systems must meet all current Department of Environmental Health requirements.

Street improvements are another infrastructure need of new housing in unincorporated Riverside County. While roads in agricultural areas provide adequate access within the unincorporated Coachella and Palo Verde Valleys, most are designed to conduct agricultural runoff and are insufficient for the development of housing. Extension of roadways and the construction of curbs, gutters, sidewalks, and retention basins may require project coordination and/or the need for subsidies from the County when constructed in conjunction with housing development.

These parcels are located within several County specific plans and along major transportation corridors which currently provide master planned opportunities for higher densities to occur as well as infrastructure opportunities to facilitate this development. As previously indicated, all parcels listed in the site inventory are located within water districts, which provide the facilitation of sewer, water, and wastewater provisions for new development. The units described in Table H-46 have the appropriate infrastructure available for development.

The impact of infrastructure on the overall capacity and timing of current and future development is therefore minimal given the capacity of the County to:

- Provide coordination and/or financial assistance for the construction of street improvements.
- Permit the construction of subsurface sewage disposal systems as an interim measure when sewer lines are unavailable or infeasible to construct.
- Permit the drilling of wells to provide on-site water supply when water lines are unavailable or infeasible to construct.

Environmental Site Constraints on Housing

Environmental factors may also adversely affect a parcel's potential for development. Factors, such as land with slopes greater than 25 percent, may pose significant financial constraints that render housing development infeasible. Environmental hazards are discussed and mapped in further detail in the Safety Element in the County's General Plan as well as in the County's adopted Multiple Species Habitat Conservation Plan. The presence of an environmental constraint does not necessarily preclude the development of a site for housing. In many cases, environmental constraints may be ameliorated through proper site design, infrastructure improvements, or other mitigation measures.

Constraints

Governmental Constraints

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.

Land Use Controls

General Plan

A general plan is a set of long-term goals and policies that the community uses to guide development decisions.

The Land Use Element of the Riverside County General Plan identifies the location, distribution, and density of land uses in the County. Densities are expressed as dwelling units per acre. The Riverside County General Plan Land Use Map consists of five broad Foundation Component land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development. Each of these Foundation Components is subdivided into more detailed land use designations at the area plan level. In addition, the General Plan Land Use Map includes a number of overlays which allow residential uses. Table H-47, Land Use Designations Summary, describes all the land use designations used in the Riverside County General Plan, including those accommodating residential land uses.

The Community Center designation provides for the development of a complementary and creative mix of retail, professional office, light industrial, business park, civic, recreational open space, and higher-density residential uses. Community Centers are located along transit lines and major circulation facilities to enhance accessibility and create a focal point for the surrounding community. Transit, bicycle, and other such facilities that enhance pedestrian movement and civic vitality are prominent features within Community Centers. Housing densities in the Community Center designation range from 5 to 40 units per acre.

The General Plan identifies the following four types of Community Centers, differentiated by size, scale, and land use emphasis: Village Centers, Town Centers, Employment Centers, and Tourist Centers.

The Rural Village Overlay allows a concentration of development within areas of rural character. Rural Villages serve a similar function as the Community Centers except that they are of a much smaller scale. Like Community Centers, Rural Villages allow a range of residential and local-serving employment, shopping, educational, and recreational/cultural opportunities. They also serve as a focal point for the surrounding community. Limited in their size and scope, Rural Villages allow a mixture of uses that respond to local demand. They are not like conventional suburban subdivisions. This type of overlay allows for residential development ranging from Low Density Residential to Medium Density Residential, as well as the uses specified in the Commercial Retail land use designation.

The County's analysis of governmental constraints upon the maintenance, improvement, or development of housing for all income levels is detailed and specific. The cumulative impacts generated from the development of affordable housing developments are small in comparison to market-rate projects. This is due to several factors, such as public-private partnerships, the County's Fast Track process and program, and an exemption from many County impact fees (such as developer impact fees, open space, etc.), but primarily in where most affordable housing units added during the last planning period were developed by the County of Riverside, the Redevelopment Agency,

or the County's Housing Authority, agencies which are not subject to most constraints as identified in the Housing Element. The most critical constraints to the process and development of affordable units are those associated with land use—in particular, parcels that are inconsistent with their General Plan designation and therefore may require a zoning classification change to allow multifamily housing. To address these constraints, the County will develop a programmatic rezoning process to bring these incorrectly zoned parcels into conformity with the overlying General Plan designation. This program, in conjunction with the development of an affordable housing ordinance for private development applications, will employ significant steps to solve rezoning as a constraint for affordable housing development for both private and public entities.

The elimination of government constraints that preclude the provision of housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters are coordinated by the County Land Use Division and Economic Development Agency. The primary subsidy provided by the County remains the Fast Track Program, in which processing time and fees are subsidized and in some cases exempted for the projects in question.

Riverside County's residential development standards have not constrained housing development in the County, nor have they been an obstacle to the development of affordable housing. The densities generally match the zoning categories and the setback and height requirements relate well to the densities permitted. Lot size requirements also are reasonable.

Table H-47 Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) [1, 2,3]	Notes
Agriculture	Agriculture (AG)	10 ac min.	Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	Single-family residences with a minimum lot size of 5 acres. Allows limited animal-keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal-keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal-keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal-keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal-keeping uses are expected and encouraged.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) [1, 2,3]	Notes
	Low Density Residential (RC-LDR)	.5 ac min.	Single-family detached residences on large parcels of 1/2 to 1 acre. Limited agriculture, intensive equestrian and animal-keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	The protection of open space for natural hazard protection, and natural, archaeological, Native American, and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	Applies to public and private lands conserved and managed in accordance with adopted Multi-Species Habitat and other Conservation Plans. Must comply with GPA 1120 and in accordance with related Riverside County policies.
	Water (W)	N/A	Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long-term habitat and riparian values are maintained.
	Recreation (R)	N/A	Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal-keeping is permitted; however, intensive animal-keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal-keeping is permitted; however, intensive animal-keeping is discouraged.
	Low Density Residential (LDR)	.5 ac min.	Single-family detached residences on large parcels of 1/2 to 1 acre. Limited agriculture and animal-keeping is permitted; however, intensive animal-keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal-keeping is permitted; however, intensive animal-keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft.; typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	Single-family attached residences and multifamily dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	Multifamily dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve the County's population at buildout. Once buildout of

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2,3	Notes
			Commercial Retail reaches the 40% level within any area plan, additional studies will be required before CR development beyond the 40% will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	Tourist-related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	Variety of office-related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	More intense industrial activities that generate significant impacts such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	Employee intensive uses, including research and development, technology centers, corporate offices, "clean" industry, and supporting retail uses.
	Public Facilities (PF)	< 0.60 FAR	Civic uses such as County administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	Includes combination of small-lot single family residences, multifamily residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
	Mixed Use Area		This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate area plan.

Community Development Overlay (CDO)	Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate area plan.
Community Center Overlay (CCO)	Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	The Rural Village Overlay allows a concentration of residential and local serving commercial uses within areas of rural character. The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations. In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted General Plan.)
Watercourse Overlay (WCO)	The Watercourse Overlay designates watercourses, including natural or controlled stream channels and flood control channels.
Specific Community Development Designation Overlay	Permits flexibility in land use designations to account for local conditions. Consult the applicable area plan text for details.
Policy Areas	Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the area plan level, Policy Areas accommodate several locally specific designations, such as the Limonite Policy Area (Jurupa Area Plan), or the Scott Road Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable area plan text for details.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) [1, 2,3]	Notes

Notes:

1. FAR = Floor area ratio, which is the measurement of the amount of nonresidential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2. The building intensity range noted is exclusive, that is, the range noted provides a minimum and maximum building intensity.

3. Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 1/2 acre. This 1/2 acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000 and ½ acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of construction while higher density lowers the per unit land cost. More intense residential development can be achieved through a number of mechanisms, including amending the land use designation to allow higher-density residential uses, density bonus provisions, clustering of residential development, and zero lot line/small lot development, subject to local development standards. Clustering housing can produce higher densities on a portion of land while retaining the overall density of the entire property. This method generally requires the portions of the property not utilized for residential development to remain in open space or be developed as an amenity such as a park or golf course. The County's Medium Density Residential, Medium High Density Residential, High Density Residential, Very High Density Residential, Highest Density Residential, and Community Center designations, which allow the combination of residential and commercial developments, accommodate the clustering concept and a diversity of housing types. Clustering of housing allows for higher density uses in areas where the overall density typically would not accommodate housing products which may be affordable to low- and moderate-income households.

The General Plan land use designations allow for a wide range of development at densities suitable to accommodate all income categories. Therefore, they are not considered a constraint to the provision of housing.

Ordinance No. 348

Under the Ordinance No. 348 (zoning ordinance), development must comply with specific, enforceable development standards such as minimum lot requirements, minimum setbacks, maximum building heights, and a list of allowable uses. Table H-48 summarizes residential development standards by zone. Zoning is applied lot-by-lot, whereas the General Plan has a community-wide perspective. The zoning applied to a lot must be consistent with the General Plan.

Ordinance No. 348 sets forth the classifications. Table H-49 summarizes residential uses allowed within these zones.

A great deal of mixed development is permitted in these residential zones; however, lot sizes are generally no smaller than 7,200 square feet, unless recreational facilities are provided as part of the development. Lot sizes within a specific plan or planned residential development (PRD) may vary from the typical 7,200-square-foot requirement, particularly for the higher-density single-family detached and attached product types.

Ordinance No. 348 also establishes development standards for PRDs, which are intended to do the following:

1. Foster and encourage innovative design, variety, and flexibility in housing types which would not otherwise be allowed in other zoning classifications.

2. Ensure the provision of open space as a part of the development.

3. Provide a greater diversity in housing choices.

The total number of dwelling units in a PRD may not exceed that which would be permitted if the project were a standard lot development. The height of buildings may not exceed the height permitted in the zone in which the project is located. There are also minimum standards for living areas. The maximum permitted density and height limits may be reduced if it is determined to be necessary for a PRD to achieve compatibility with the area in which the development is located. In PRDs for senior citizens, a minimum percentage of the residential units must be adaptable for persons with disabilities.

The need for affordable housing is recognized as one of the most significant housing problems facing the County. The County has, therefore, established the R-6 zone (Residential Incentive), incentives, and zoning requirements. The current requirements of the R-6 zone restrict the selling price to one of the following: 1) the average price of all dwelling units within the R-6 zone shall not exceed 80 percent of the average homes sales price in a market area; 2) the selling price of 25 percent of the dwelling units shall be at an amount affordable to families earning no greater than 120 percent of the County median income; or 3) the selling price of 15 percent of the dwelling units must be affordable to families earning no more than 80 percent of the County median income. The allowable density within this zone is flexible based on physical and service constraints as well as location, but must be no less than 4 units per acre. The density may exceed the density permitted by the underlying General Plan Land Use Element. The zone also has minimum lot size and open space requirements.

The R-6 zone was utilized in two County-assisted affordable housing developments. Amendments to the General Plan were made to convert existing commercial zoning to the R-6 zone for the Mission Villas Senior Apartments (1997) and the Mission LaRue Senior Apartments (2002-3). The R-6 zoning allowed the projects to exceed the maximum density of 16-20 dwelling units per acre and provide affordable housing at 24 dwelling units per acre and 20.5 dwelling units per acre, respectively. This zone is currently being reevaluated to increase its effectiveness.

Concurrently with the adoption of the fifth (5th) Cycle Housing Element update, the County established the HHDR General Plan Land Use Element designation, which allows for residential densities of up to 40 units per acre. The R-7 zone provides increasingly flexible site development standards to facilitate achieving the higher residential densities. As discussed above, higher densities allow for reduced construction costs and efficient allocation of utilities and infrastructure. Requirements for the R-7 zone are provided in Table H-49.

Development Standards

Table H-48 Summary of Residential Zoning Requirements

Development Standards	R-1, R-1A, R-2	R-2A	R-3	R-3A	R-4	R-6****	R-7 (attached)	R-7 (detached)	R-A	R-R	R-R-O	R-T*****	R-T-R	R-D	A-1, A-2	A-P	A-P (Operations)	A-D	A-D (Operations)	MU
Lot Dimensions																				
Minimum Lot Size (sf)	7,200	7,200	7,200	9,000	3,500	5,000	None	None	20,000	0.5 acres	0.5 acres	7200	40000	20,000	20,000	5 ac	5 ac	20 ac	20 ac	None
Minimum Lot Width (ft)	60	60	60	60	40	30	None	None	100	80	80	60	100	100	100	200	200	x	x	None
Depth (ft)	100	100	100	100	80	x	n/a	n/a	150	150	150	100	100	150	150	x		x	x	n/a
Setbacks																				
Front (ft)	50	20	10	10	10	10	n/a	n/a	20	20	20	20	20	20	20	20	50	20	50	15'
Side (ft)	5*	5*	5	5**	5***	Varies	n/a	n/a	5	5	5	5	5	10	5	10	25	10	25	0'
Rear (ft)	10	10	10	10	10	10	n/a	n/a	10	10	10	5	5	5	10	10	25	10	25	n/a
Height																				
Feet	40	30	50-75	50-75	40-50	35-50	75'/100	40'	40	40	40	40	40	50-75	40	40	50-105	40	50-105	75'/100
Floors	3	2	n/a	n/a	n/a	n/a	n/a	n/a	3	3	3	3	3	n/a	n/a	n/a	n/a	n/a	n/a	11******

Source: Riverside County, April 2017

Notes: This table is just a summary table. Refer to Ordinance No. 348 (zoning ordinance) for specifics regarding development standards. If there is any inconsistency between this Table H-45 and the requirements provided for these zones in Ordinance No. 348, the site development standards in Ordinance No. 348 shall apply.

**10-foot setback on corner lots.*

***20-foot front setback for single-family. Setbacks are for buildings not over 35 feet in height. See Section 18.18 for detached accessory building setbacks.*

****Multiple buildings must have 20-foot separation between buildings. No structural encroachments permitted in front, side, or rear yard except as provided in Section 18.19.*

*****Additional setbacks may be required depending on height and adjacent land uses.*

******Minimum size of mobile home shall be 450 square feet. Minimum size of conventional one-family house shall be 750 square feet. Mobile home front setbacks may be reduced to 10 feet if community recreational facilities exist in tract. Minimum frontage of 30 feet. If Community Recreation/Open Space is developed as part of the subdivision: (a) A minimum of 500 square feet for each residential lot shall be usable recreational area. (b) Combined square footage of community area and lot area, excluding street right of way, shall total no less than 6,000 square feet for each residential lot.*
The minimum size site that may be developed for a mobile home park shall be 5 acres gross.

*******Minimum floor to ceiling height.*

Zoning for a Variety of Housing Types[13]

Table H-49 Zoning Use Index Summary

Use Description	R-R	R-R-O	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-T	RT R	R-4	R-5	R-6	R-7	R-D	MU	SP	C-1/ C-P	A-1	A-P	A-2	A-D	N-A	C/V	W-1	W-2	W2 M	C-T	C-P-S	C-R	I-P
Second Dwelling Units [1]	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP				SUP		A		SUP	SUP	SUP	SUP	SUP	SUP		SUP	SUP				
Apartment Houses						PP	PP	PP	CUP			P		PP	P	PP		A														
Boarding, Rooming, Lodging Houses [2]						PP		PP	PP						PP	PP		A							PP		PP		PP		PP	
Residential Care Facility [3]																																
Dwellings - Agricultural Mobile home [4]	PP	PP			P											P		A		PP	PP	PP	PP	PP	PP		PP	PP				
Dwellings - Multiple, Apartment [5]						PP	PP	PP	CUP			P		PP	P	PP	P	A														
Dwellings - One Family [6,7]	P	P	P	P	P	P	P	PP	P	P	P	P		PP		P	P	A		P	P	P	P	P	P		P	P				
Emergency Shelter																																P
Migrant Agricultural Workers Mobile Home Park	CUP	CUP																A						CUP			CUP	CUP				
Mobile Home Parks [11]	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	CUP	CUP		A		CUP							CUP	CUP				
Mobile Home - Single Family [6]	P	P	P	P	P	P	P	PP	P	P	P	P		PP		P	P	A		P	P	P	P	P	P		P	P				
Farm Labor Camp [12]	CUP	CUP																A		CUP		CUP			CUP							
Planned Residential Development [10]	P	P	P	P	P	P	P	P	P			P		PP				A														
Transitional and Supportive Housing[13]																																

Source: Riverside County Planning Department – Ordinance No. 348 (zoning ordinance)

Key: CUP- Conditional Use Permit, P- Permitted, PP- Plot Plan, PUP- Public Use Permit, SUP- Second Dwelling Unit Permit, A- Allowed

Note: Please refer to Ordinance No. 348 (zoning ordinance) or the respective specific plan for allowable uses and development requirements.

1. The lot is zoned for a one-family dwelling as a permitted use; provided, however, that the lot may not be part of a planned residential development or located in the R-6 zone.

2. A building where lodging and meals are provided for compensation for 6 but not more than 15 persons, not including rest homes.

3. Requirements for establishing these uses and their subcategories are provided in Article XIXe of Ordinance 348.

4. One additional mobile home, excluding principal dwelling, for each 10 acres being farmed (occupied by owner, operator, or employee). SUP not required if 10 acres are being farmed.

5. A building or portion thereof used to house two or more families, including domestic employees or each such family, living independently of each other, and doing their own cooking.

6. A building or structure, including a mobile home or manufactured home, containing one kitchen and used to house not more than one family, including domestic employees. Zone A-D only allows one family.

7. Guest dwellings are allowed in all zones which permit single-family residential units provided the standards of Section 21.31 are met.

8. Where a permitted and existing commercial use is established and the unit is a part of the approval.

9. A residential development including, but not limited to, statutory and non-statutory condominiums, cluster housing, townhouses, community apartment projects and mobile home developments, that is permitted reduced lot area, width and depth requirements, and building setback requirements by integrating into the overall development open space and outdoor recreational facilities, which may include recreational and public buildings intended primarily for the use of the residents of the project, in the development.

10. A mobile home park is any area or tract of land where one or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile home used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies. Notwithstanding the foregoing definition, any person, not including a mobile home park operator, who owns a mobile home and owns, rents, or leases the land upon which the mobile home is located, is permitted to rent, lease, sublease, let out, or hire out for occupancy the mobile home and the land upon which the mobile home is located, without obtaining a permit to construct or operate a mobile home park.

11. Any building or group of buildings where five or more farm employees are housed.

12. Action 1.5c is included to amend the Zoning Ordinance to allow transitional and supportive housing types as residential uses and will only be subject to those restrictions that apply to other residential uses of the same type in the same zone.

13. If there is any inconsistency between this Table H-46 and the requirements provided for these zones in Ordinance No. 348, the zoning in Ordinance No. 348 shall apply.

Multifamily Units

The County recognizes the importance of multifamily units in meeting affordable housing needs and providing residents with a variety of housing choices. The multifamily units permitted in the County include but are not limited to two-family, multifamily, bungalow courts, and apartment units.

Mobile Homes and Manufactured Homes

For purposes of permit issuance, a mobile home on a foundation system is allowed on all lots zoned to permit single-family dwellings. The installation of manufactured homes, not on foundations, is allowed whenever it is specifically provided for in the various zone classifications, and is subject to the requirements and standards set forth in those zones.

A mobile home permitted in the R-R, R-D, W-2, and W-2-M zones must have the following: a floor living area of at least 450 square feet, a lot size of at least 2,500 square feet with a width of at least 30 feet, and an opaque skirt screening the area between the ground level and the floor level of the unit. Mobile home parks must have a masonry wall 6 feet in height erected along the perimeter of the park. Manufactured homes outside of these zones must comply with the same standards except that they must have a floor living area of at least 750 square feet.

Manufactured homes provide an additional opportunity for affordable housing in the County. Section 65852.7 of the California Government Code requires that the County permit manufactured homes in all residential zones. Riverside County is in full compliance with this section of the Government Code (Table H-49). In all zones where manufactured homes are permitted "by right" or through the issuance of a conditional use permit (CUP), there are standards for unit size, density, minimum size of space, perimeter walls, and automobile storage. However, these requirements are not onerous and are similar to requirements of surrounding cities and counties.

Second Units

Second units also provide opportunities for affordable units. Second units are currently allowed where the lot is zoned for a one-family dwelling as a permitted use (without a discretionary permit), and the lot is at least 1 acre in size, but are not allowed on lots located within a PRD or located within the R-6 zone. Under the Land Use Ordinance, second units may be occupied by any person without rent, but if rented, an annual certification by the property owner is required, certifying that the renter is of low or moderate income as defined by Section 50093 of the Health and Safety Code.

The County has amended Ordinance No. 348 (zoning ordinance) to permit second units on residential lots zoned for single-family or multifamily residential use, subject to issuance of a second unit permit. This provision was made in response to state of California legislation promoting additional housing opportunities for elderly relatives and rental purposes. The ordinance requires property owners to submit an annual certification that the second units are being offered without rent (for relatives, for example) or rents in the low- to moderate-income range based upon HUD statistics.

Ordinance No. 348 does not require any excessive restrictions that would be a constraint to the development of second units.

Congregate Care Facilities

The Land Use Ordinance also addresses special needs groups. It provides for congregate care residential facilities, allowing an opportunity for transitional housing and for independent living units. Specifically, congregate care residential facilities are a housing arrangement where non-medical care and supervision are provided as well as meals and social, recreational, homemaking, and security services. Congregate care residential facilities with six or fewer persons are permitted "by right" in all residential zones. Congregate care residential facilities with seven or more persons are subject to a Public Use Permit (PUP) and/or CUP, depending on the zone and land use designation.

Farm Worker Housing

Farm worker housing is allowed with a CUP in the following zones: Rural Residential (R-R), Rural Residential, Outdoor Advertising (R-R-O), Light Agriculture (A-1), Heavy Agriculture (A-2), and the Citrus Vineyard (C-V) zoning classification. However, to comply with Health and Safety Code Sections 17021.5 and 17021.6, the County has included Action 1.3b, which states: for the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.

The County of Riverside Economic Development Agency (EDA) sponsored an amendment to Ordinance No. 348 (zoning ordinance) which promotes a fast track status to farm worker housing and other types of special needs and affordable housing. In short, the amendment authorizes projects receiving fast track status to be scheduled for public hearing within 90 days of application submittal. This is a significant cost savings compared to the average time frame of 187 days for the average CUP application and an average cost of $37,000. For example, CUP No. 3645 is a proposal for farm worker housing for very low- and low-income agricultural workers. The project was submitted to the County of Riverside on May 27, 2010, and was approved, i.e., entitled, by August 2011, for a total of 15 months at a cost of $33,630.30. While this time frame and cost is above average, the project is not located within an established water district and currently faces significant water conveyance and quality issues that impact the public welfare of the existing community. The project proposes to rectify these infrastructure concerns as they upgrades the existing property have already occurred to alleviate the majority of the water quality concerns. This project is an example of even the most complex of planning- and infrastructure-related concerns being associated with a project that still is able to come to fruition; however, the project has not been developed to date.

Emergency Shelters, and Transitional and Supportive Housing

The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay." The current Zoning Ordinance does not allow emergency shelters, transitional housing, or permanent supportive housing in any zoning district.

Senate Bill 2 (Cedillo, 2007) requires jurisdictions to allow emergency shelters and transitional housing without a conditional use permit. The County must identify a zone or zones where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones identified must have land available to accommodate an emergency shelter.

In addition, the housing element must demonstrate that transitional housing and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). In other words, transitional housing and supportive housing are permitted in all zones allowing residential uses and are not subject to any restrictions (e.g., occupancy limit) not imposed on similar dwellings (e.g., single family home, apartments) in the same zone in which the transitional housing and supportive housing is located. For example, transitional housing located in an apartment building in a multifamily zone is permitted in the same manner as an apartment building in the same zone and supportive housing located in a single family home in a single family zone is permitted in the same manner as a single family home in the same zone.

In the current Land Use Ordinance, emergency/transitional shelters with six or fewer beds and County-owned shelters are exempt, and emergency/transitional shelters with more than six beds are classified as a congregate or group facility and implicitly included as such in the zoning ordinance. Shelters or transitional housing with seven or more beds are subject to a CUP or PUP.

Emergency shelters. The County permits emergency shelters by right, without discretionary review, in the Industrial Park (I-P) zone. The I-P zone is appropriate for an emergency shelter because of its close proximity to municipal services, the uses in the zone are compatible (the main use is service commercial, and there are no manufacturing or industrial uses), and there is sufficient land available in the form of vacant lots and vacant warehouses. Currently the County has 181 vacant parcels available for an emergency shelter. These parcels range in size from less than an acre to 295 acres (average parcel size of 12 acres). In addition to available vacant land, the County has 132 sites with available warehouses that would be appropriate for an emergency shelter, ranging in size from 290 square feet to 800,000 square feet (average square footage of 25,000).

The County has objective development and management standards that are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards can be found in Ordinance No. 348.

Transitional and Supportive Housing. To comply with SB 2 requirements, the County has included Action 1.5c which states that transitional and supportive housing types will be treated as a residential use and will only be subject to those restrictions that apply to other residential uses of the same type in the same zone. The County will process an amendment to Ordinance No. 348 to do the following: (1) revise the definition of transitional housing and supportive housing to be consistent with Health and Safety Code Sections 50675.14 and 50675.2; and (2) list these as permitted uses within residential zones.

Housing for Persons with Disabilities

Senate Bill 520 (Chesbro, 2001), requires that the housing element analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (Section 65583(a)(4)). As part of the required constraints program, the element must include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities (Section 65583(c)(3)).

In compliance with SB 520, a complete evaluation of the County's zoning laws, practices, and policies was done as part of the Housing Element update process. No constraints to housing development for persons with disabilities were found at that time. However, Action 3.3a has been incorporated into the Housing Element to mitigate any possible constraints.

- **Reasonable accommodations**—Currently, the County's ordinance does not contain a reasonable accommodation procedure. Action 3.3a states that the County will develop a policy to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.

- **Separation requirements for congregate care facilities**—The County's ordinance currently states that congregate residential care facilities shall be located in accordance with all applicable developmental and locational guidelines under the General Plan and shall be located in those areas which offer appropriate services for the residents of these facilities, including necessary medical, transportation, shopping, recreational, and nutritional programs.

- **Separation requirements for parolee-probationer homes**—The County requires that there shall be a 2,000-foot separation requirement between parolee-probationer homes.

- **Site planning requirements**—The site planning requirements for group homes and residential care facilities are no different than for other residential uses in the same zone.

- **Definition of family**—The County's definition of family states: "One or more persons living together as a single housekeeping unit in a single dwelling unit.

Extremely Low-Income Households

Extremely low-income households typically comprise persons with special housing needs, including but not limited to persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farm workers. Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

Action 3.5b states that the County will process an amendment of its zoning ordinance to explicitly define and allow for single-room occupancy units in the General Commercial (C-1/C-P) zone. In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, Action 1.1i states that the County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis; providing financial assistance (when feasible) or in-kind technical assistance or land writedowns; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

The Riverside County Department of Mental Health has taken steps to hire a mental health housing coordinator, whose responsibilities will include the development of design criteria for housing suitable for the homeless mentally disabled (Actions 1.4a, 1.4c, and 1.4d). The development standards for shelters are the same as for other structures in the applicable zoning designation.

Parking Requirements

In Southern California, providing sufficient parking for vehicles is an essential part of good planning. At the same time, parking can constrain the development of housing. For every parking space that is required, there is that much less land available for development. Excessive parking requirements can thus drive the cost of development up and the amount of housing down.

Residential parking standards are not deemed to be a constraint to the development, improvement, and maintenance of housing. The current standards (see Table H-50) are similar to other counties, match current vehicle ownership patterns of residents, and do not have an impact on the cost or supply of housing. In an effort to assist with the development of housing affordable to lower-income households, the County will continue to allow for parking reductions for affordable projects and will review possible parking alternatives to ensure parking requirements are not a constraint to the development of housing (Action 1.2d).

Table H-50 Residential Parking Requirements

Type of Residential Development	Required Parking Spaces	Comments
Single Family:	2 spaces/unit	
Second Units:	2 spaces/unit	May have a carport depending upon compatibility with surrounding uses.
Multifamily: Single bedroom or studio Two bedrooms/unit Three or more bedrooms/unit	 1.25 spaces/unit 2.25 spaces/unit 2.75 spaces/unit	In addition, 1 space/employee[1]
Planned Residential Development: Single bedroom dwelling unit Two or more bedrooms dwelling unit Senior	 1.5 spaces/unit 2.5 spaces/unit Same as single- and multifamily requirements	Senior (parking spaces shall be located no more than 150 feet from the unit they serve)
Mobile Home Parks	2 spaces/travel trailer or mobile home	Spaces may be tandem but must provide 1 guest space for every 8 mobile home spaces

Note: Unless otherwise specified, all parking must be within 300 feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel. If there is any inconsistency between this Table H-47 and the requirements provided for these zones in Ordinance No. 348, the site development standards in Ordinance No. 348 shall apply
1. On-site employee parking (e.g., manager, landscaper)
Source: Riverside County Ordinance No. 348 (zoning ordinance).

The County's Land Use Ordinance assigns parking standards with the intent to promote efficient land use as well as reduce street congestion and traffic hazards and promote vehicular and pedestrian safety. To ensure these goals are reached, the County requires a parking plot plan for dwelling units containing more than two families. In the case of mixed-land uses, the total required number of parking spaces equals the sum of the requirements for the various uses computed separately, unless approved otherwise. The granting of a shared parking provision (allowing uses with different hours of operation to share parking spaces to satisfy parking requirements) would translate into a reduction in acreage required for parking spaces and an associated reduction in land cost. Shared parking could be used as an incentive to the provision of higher density and affordable housing.

A multifamily project that was approved September 28, 2010, on 0.41 acres and proposed eight residential units (19.5 dwelling units/ac) complied with the parking standards as prescribed by the County Ordinance No. 348 (zoning ordinance) as specified for high-density housing development while being able to maximize overall density of nearly 20 dwelling units per acre. With that being said, the County, and as previously stated, is considering the development of an affordable housing ordinance that will more effectively implement the state's density bonus program, as well as facilitate affordable housing development in the County. As part of this ordinance, the County intends to develop parking standards specific designed for projects that meet the income requirements of affordability in the County.

Density Bonus

Beyond local requirements, state law allows a developer to increase the density of a residential development up to 35 percent when the development includes either 11 percent very low-income units, 20 percent low-income units, or 40 percent moderate-income units (Government Code Sections 65915 and SB 1818). Table H-51 shows the density bonus required by state law for providing a given percentage of units affordable to those with very low, low, and moderate incomes.

Table H-51 Density Bonus

Income Level	Percent of Project Made Affordable	Density Bonus	Additional Density Bonus for Every 1% Increase in the Number of Affordable Units above the Initial Amount up to the Maximum	Maximum Density Bonus	Percent of Project Made Affordable to Receive Maximum Bonus
Very Low	5%	20%	2.5%	35%	11%
Low	10%	20%	1.5%	35%	20%
Moderate (Applies to Condominiums and Planned Residential Developments Only)	10%	5%	1.0%	35%	40%

Source: Government Code Section 65915 and SB 1818

As the percentage of affordable units increases, Government Code Section 65915 requires the County to grant increasing concessions or incentives to the developer. These concessions and incentives may include reductions in zoning standards, development standards, design requirements, mixed-use zoning, or the cost of development. To make a project economically feasible, applicants may also request the waiver of development standards which are defined as site or construction conditions. The County of Riverside complies with the density bonus provisions required by state law in residential zones when requested by the project applicant.

Design Standards

Design guidelines were initially developed by the Transportation and Land Management Agency (Planning Department) for the Rubidoux Village Area. Later, design guidelines were created for the Second, Third, and Fifth Supervisorial Districts. With the exception of commercial development, these district guidelines have been supplanted by the Countywide Design Standards and Guidelines.

These guidelines were adopted to advance several specific development goals of the districts, including:

- Ensuring that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- Utilizing building materials and enhanced landscaping to promote a look of quality, both at the time of initial occupancy, as well as in future years.
- Encouraging efficient use of land while creating high-quality communities that will maintain their economic value and long-term desirability as places to live and work.
- Incorporating conveniently located neighborhood parks, trails, and open space.

The Transportation and Land Management Agency has also assisted five communities in the Coachella Valley and three communities in western Riverside County to capture and articulate the communities' vision for themselves and develop guidelines to promote a unique and lasting sense of place for these communities. The communities in the Coachella Valley are Bermuda Dunes, Desert Edge, Mecca, Thermal, and Vista Santa Rosa. The communities or areas in western Riverside County are Citrus Vineyard Policy Area, Lake View Nuevo, and Temescal Valley. Design guidelines are now being developed for the Anza area of western Riverside County.

In general, the guidelines were prepared to address market-rate housing developments. Because the guidelines have not been adopted by ordinance, the applicability of the guidelines to individual developments is currently subject to the discretion of the Board of Supervisors.

Generally, affordable housing approved in the unincorporated County has been multiple-family in nature. With the exception of the Mecca Design Guidelines, none of the other guidelines apply to multiple-family development at this time. The Mecca Design Guidelines for multiple-family homes encourage techniques which reduce perceived size and scale of these larger buildings as well as incorporate features which enliven wall surfaces and facades, preventing monotonous and blank elevations. The cost of these exterior enhancements may be offset by durable, cost-conscious, interior treatments.

Additionally, the Lakeview Nuevo Design Guidelines do provide guidance for the interface between new development and the existing rural areas. The goal is to help accommodate larger projects, like multifamily development, while preserving the rural ambience. Therefore, at present, design guidelines have had little or no effect on affordable housing.

Discussions with the development community have identified only three items which have increased market-rate housing cost. These are:

- Tile roofs
- Masonry walls on interior lot lines
- Decorative masonry walls extending from the lot line fences or walls to the side of the houses, separating the front and back yards, called "return" walls

These discussions have revealed the following information:

1. Market-rate builders virtually always install some type of tile or concrete tile roof, guidelines notwithstanding. So this requirement results in no added cost to market-rate housing, and, as stated above, does not apply to affordable housing.

2. The interior masonry walls do add to the cost of market-rate units. However, these have not been required on affordable housing. The builders in several situations involving market-rate housing have also had the requirement waived upon request.

3. The decorative masonry return walls add cost to market-rate housing, depending on the length of the wall (which should be as little as 5 feet) and the type of gate material used on one side.

To facilitate the goals of the design guidelines, the County has developed a number of policies that may provide financial incentives, bonus densities, fast-tracking, and fee waivers to those developers that include units in their projects that will be sold to low- and moderate-income households.

Building Codes

A variety of building and safety codes, while adopted for purposes of preserving public health and safety, and ensuring the construction of safe and decent housing, have the potential to increase the cost of housing construction or maintenance. However, any increased cost is justified by the corresponding protection of public health and safety.

Through the periodic amendment of Ordinance No. 457 (Building Codes and Fees), Riverside County establishes its local building codes, incorporating international and state standards with minor modifications to fit local conditions. The County's building codes are based on regulations necessary to protect public health, safety, and welfare. The County adopts updates as the code is amended. Residential code enforcement in Riverside County is performed on a complaint basis. Through a review of all applicable building code amendments approved by the County Board of Supervisors during the plan period, none have impacted the development process, cost, timing, or in any way increased the burden or constraint of government controls on the production of housing. The County has made amendments, listed below, to the local code. These amendments have been made to ensure public health and safety and do not pose a constraint to the development of housing.

Building Code Amendments

1. No building permit shall be issued if it violates any state law or county ordinance.
2. Level lots shall have the finished floor elevated a minimum of 1 foot above the adjacent ground.
3. Sloping lots shall have a finished floor elevated a minimum of 1 foot above the finished pad elevation measured at the upstream edge of the structure.
4. Where the lot drains toward the adjacent road or is subject to water impound behind an adjacent road, the finished floor shall be elevated a minimum of 1 foot above the center line of that adjacent road.
5. The submission of a building permit shall be subject to a deposit-based fee.

Americans with Disabilities Act—The County's building code requires that new residential construction comply with the federal Americans with Disabilities Act (ADA). The ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible to persons with disabilities. Provisions of fully accessible units may also increase the overall project development costs. Unlike the Uniform Building Code, however, enforcement of ADA requirements is administered under federal law.

The ADA Standards for Accessible Design, or the ADA Standards, refer to the requirements necessary to make a building or other facility architecturally (physically) accessible to people with disabilities. The ADA Standards identify what features need to be accessible, set forth the number of those features that need to be made accessible, and then provide the specific measurements, dimensions, and other technical information needed to make the feature accessible.

Compliance with building codes and the ADA may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current standards. These regulations, however, provide minimum standards that must be complied with to ensure the development of safe and accessible housing.

Site Improvements

Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major improvements such as building roads and installing sewer, water, and other utilities. As with land costs, several variables affect costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements as these services are required to ensure that development is constructed according to established codes and standards.

The County sets forth varying levels of improvement standards that are dependent upon the lot size and density of a particular development. Typical site improvements for high-density development include half-width street improvements for all frontage streets, built to General Plan standards. A typical local street width is 56 feet with 32 feet of pavement (two lanes). In addition, the appropriate level of right of way landscaping, 8-inch curb and gutter, and sidewalk improvements (either curb or parkway adjacent) are required for property frontage. Water, sewer, and drainage facilities are traditionally not under the direct control of the County. The County of Riverside coordinates with several water and sewer districts that directly administer the construction of water and sewer improvements. These improvements, for a high-density/affordable housing project, typically require both potable and reclaimed water systems. With respect to flood control and drainage facilities, these on-site improvements are under the direct control of either the Riverside County Flood Control and Water Conservation District or the Coachella Valley Water District (CVWD). On-site drainage facilities can range from 24 inches to 72 inches in diameter depending upon site conditions. These and other site improvement costs are typical of unincorporated jurisdictions in California and do not impose a significant constraint on housing development in the unincorporated areas of Riverside County. The County does not impose any unusual requirements as conditions of approval for new development.

Development Fees

Various fees and assessments are charged by the County and other agencies to cover the cost of processing development permits and providing services.

Development fees are passed on to renters and homeowners in the cost of housing, and thus affect housing affordability. Fees associated with the extension and installation of utilities can be particularly significant. Most agencies involved in the County's development review process obtain a majority of their operating revenues through development fees, and this trend is likely to continue in the future. These fees also help ensure quality development and the provision of adequate public services. As such, fee waivers as an incentive to produce affordable housing could adversely affect the General Fund. In the past, the County has used redevelopment housing set-aside funds to help pay application fees and other costs associated with the development review process; however, this method of reducing some of the processing costs associated with affordable housing projects cannot continue to be utilized, since Redevelopment funds are no longer available for any purpose except for continuing legally mandated obligations.

The County also refrains from imposing fees on second units on existing family lots even though they may contribute to the need for public facilities. This policy is based upon second units providing relatively affordable housing for low- and moderate-income households without public subsidy.

Planning, Surveyor and Building Fees

The County has an established fee schedule, effective as of January 1, 2017, based on the permits and requirements of Ordinance No. 348, Ordinance No. 460, and other ordinances and CEQA.

The County acknowledges that fees and the requirements for CUPs are potential constraints to development of housing affordable to farm workers and very low-income households, as are any requirements for expenditures of funds by these persons or households. The fees for the processing of development applications are based on the average cost of these applications, but the fees are deposit-based. If a lower than average number of person-hours is needed to process the application, the applicant is provided with a refund at the end of the process. If a higher than average number of person-hours is required to process the application, additional funds are required from the applicant. The purpose of the deposit-based system is to establish a nexus between the resources used to process the application and the fee charged for its processing on an individualized basis. The only alternative would be for the fees to be subsidized by another entity (such as the Housing Authority or a nonprofit entity such as the Coachella Valley Housing Coalition).

Plot Plan No. 24228 is a proposal for 81 affordable housing apartments within 10 two-story multiple dwelling buildings, one community building, and 217 parking spaces on 14.2 acres, which was approved in 2009. Information has been presented in Table H-52 that demonstrates the comprehensive amount of planning fees that are required for such a project. Plot Plan No. 24228 is being presented as an example of a privately entitled affordable housing project in order to establish an appropriate baseline for calculating the total impact of development fees and exactions placed onto such projects by the County of Riverside. This is important to recognize as publically developed projects do not incur the amount of fees typically required of privately developed projects.

Table H-52 Representative Project Development Fees

Department	Fees	Amount
Building & Safety	BRS & BNR Plan Check & Building Permit Inspection Fees* (*Deposit Based)	$72,574.42
	NPDES Inspections Fee* *Included in Deposit Based Grading Permit.	$4,714.13
	Grading Bonds	$22,500.00
	Geo-tech Soils Report	$1,897.20
Transportation	Improvement Plan set package* *Including plan check, bonds, and inspection fees for streets, street lights, traffic signals, etc.	$91,095.12
	Lighting and Landscaping District. Annexation Fees	$2,500.00
Environmental Health Dept.	Acoustical Study Review Fees	$500.00
Coachella Valley Water Dist	Plan Review Fees for Water & Sewer	$3,572.00
	Drainage Plan Submittal Review	*Transportation Dept. review*
Fire Dept.	Fire's Building Plan Check Fee* (ORD 671) *$1,056.00/Bldg. Permit Deposit-Based	$13,728.00
TLMA	Development Impact Fees* (ORD. 659) *$2,481/Dwelling Unit	$200,961.00
	Open Space Mitigation Fee (ORD. 875) *$1,284/Dwelling Unit	$104,004.00
	Transportation Uniform Mitigation Fee (TUMF) (ORD. 673) *$1,276.80/Dwelling Unit TUMF Exempt if Determined Low-Income Housing	$103,420.80

Department	Fees	Amount
Planning Dept., Landscaping Section**	Landscaping Minor Plot Plan Fees* *Deposit Based	$2,040.00
Total Fees		**$623,706.67**

Source: Riverside County Transportation and Land Management Agency.

**Note: The information in this table includes actual fees associated to an approved multi-family development (Plot Plan No. [PP] 24228).*

***Note: Currently, the Transportation Department reviews landscaping plans and permits; however, the Planning Department was responsible of this role during the processing of PP24228.*

Riverside County's Surveyor's Office charges separate fees for surveying, survey monument field inspection, Ordinance No. 653 (Record of Survey, Recording Fee and Corner Records), and hourly miscellaneous fees. In most cases the land development processing fees are on a deposit-based system, with the actual cost basis determined on an established base fee plus additional costs per number of units, acreage, or other factors. All fees charged per acre are based on the gross acreage of the project site. All fees, with the exception of Fish and Game Fees, and selected miscellaneous fees, are subject to an additional 2.0% Land Management System Fee surcharge.

The Building and Safety Department has divided its fee schedule into three different categories: 1) fixed permit fees, 2) deposit-based fees and 3) commercial and residential mobile home fees. Building and Safety permit fees vary by the specific type of permit. In relation to housing, many of the Building and Safety fixed permit fees relate to miscellaneous permits such as residential electrical permits and wall/fencing permits where fees can range anywhere from $199.08 (Repeat Garden Wall-Tract) to $696.76 (Residential Water Tank). Deposits for residential building permits are valuation based and the permits range from items such as single-family attached permits and multifamily permits and also include miscellaneous permits such as hourly inspection permits. Initial deposits for deposit-based fee permits can range anywhere from $495.52 (Res. Retaining Wall) to $6,281.67 (Single Family Residential Attached) depending on permit type. Lastly, mobile home permit fees can either be fixed or deposit-based depending on the type of permit. Mobile home (commercial or residential) fixed-fee permits range from $211.02 (residential -rehabilitate factory built) to $412.69 (commercial - low profile manufactured building). Mobile home deposit-based fee permits range from residential site preparation permits to commercial site preparation built permits, which range from $568.43 to $868.84, respectively. Refer to Riverside County Ordinance 671 for further information.

County Mitigation Fees

In addition to the aforementioned fees, the County assesses various mitigation fees in order to help mitigate development occurring within the County. The most common mitigation fees are: (1) Development Mitigation Fee; (2) Transportation Uniform Mitigation Fee; (3) Western Riverside County Transportation Uniform Mitigation Fee; (4) Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee; (5) Coachella Valley Multiple Species Habitat Conservation Plan Mitigation Ordinance; (6) Traffic Signal Mitigation Fee; (7) Road and Bridge Benefit District Fee; (8) Riverside County Fire Mitigation Fee; and (9) Stephens' Kangaroo Rat Fee.

Development Impact Fee (Ordinance No. 659)— One of the primary purposes of the Development Mitigation Fee is to alleviate the impacts created by new residential development in unincorporated areas of the County for the following three basic types of facilities: public facilities; regional parkland and recreational trails; and habitat conservation and open space. Specific facilities impacted include: communication facilities; hospital facilities; health services; mental health facilities; libraries; regional parks; juvenile detention facilities; public social service facilities; transportation; sheriff and jail facilities; courts; County government facilities; and habitat conservation and open space. The Public Facilities Fee was determined by identifying specific facilities according to the areas served and levying fees for those areas based on the construction costs, revenue sources, and number of persons anticipated

to be served. Overall, the combined Development Mitigation Fees range from $2,670 to $3,249 per unit for multi-family construction and $3,648 to $4,473 per unit for residential construction depending on location, physical terrain, and level of service currently in the area, etc. Refer to Riverside County Ordinance No. 659 for further information.

Transportation Uniform Mitigation Fee (Ordinance No. 673)—The County established the Transportation Uniform Mitigation Fee (TUMF) program for funding the engineering, purchasing of right-of-way, and constructing of transportation improvements required by the year 2030 in the Coachella Valley. This fee is required of only those land developments in the Coachella Valley. The fee amounts are based on an equation involving the number of average weekday trips generated by a particular development. Trip generation rates are calculated at $192 per average daily trip for all residential developments. Refer to Riverside County Ordinance No. 673 for further information.

Western Riverside County Transportation Uniform Mitigation Fee (Ordinance No. 824)—Fees collected pursuant to Ordinance No. 824 shall be used to help pay for the construction and acquisition of land associated with enlarging the capacity of the Regional System of Highways and Urban Arterials in Western Riverside County. Such improvements have been identified in the 2009 Nexus Study. The fee is imposed on new developments that treat impacts on traffic and the need for improvements. TUMF fees range from $8,873 per single-family residential unit to $6,231 per multifamily residential unit. Refer to Riverside County Ordinance No. 824 for further information.

Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee (Ordinance No. 810)—The Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee was established in order to implement the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and to mitigate the impacts caused by new developments in western Riverside County. The fee will supplement the financing of the acquisition of lands supporting species covered by the MSHCP and to pay for new development's share of this cost. The fee commonly referred to as the "Open Space" fee ranges from $859 per dwelling unit for residential developments with a density greater than 14.1 dwelling units per acre to $1,651 per dwelling unit for residential developments with a density of less than 8.0 dwelling units per acre. Refer to Riverside County Ordinance No. 810 for further information.

Coachella Valley Multiple Species Habitat Conservation Plan Mitigation Fee (Ordinance No. 875)—The fee was established in order to acquire and conserve lands necessary to implement the MSHCP. The fee shall be paid for each residential unit, development project, or portion thereof to be constructed within the County that is within the boundaries of the Coachella Valley MSHCP. Three categories of the fee are defined for residential development and range from $230 per dwelling unit for residential developments with a density greater than 14.1 dwelling units per acre and $1,254 per dwelling unit for residential developments with a density of less than 8.0 dwelling units per acre. Refer to Riverside County Ordinance No. 875 for further information.

Traffic Signal Mitigation Fee (Ordinance No. 748)—The Traffic Signal Mitigation Program Ordinance was established to fund the installation of traffic signals and related road improvements needed to mitigate the cumulative environmental impacts of additional traffic generated by new development projects. The current fee is $232 per single-family residential unit and $216 per multifamily unit. For senior/retirement single-family residential the current fee is $155 per dwelling unit and for senior/retirement multifamily residential the current fee is $144 per dwelling unit. Refer to Riverside County Ordinance No. 748 for further information.

Road and Bridge Benefit District Fee— The County created a program establishing areas of benefit and for determining RBBD fees to be collected to finance the construction and project development (preliminary and final design, environmental, right-of-way acquisition and contract administration) costs of major thoroughfares and bridges to serve each designated area. Residential developments within an established area of benefit pay the

residential RBBD fee per dwelling unit. Additionally, commercial developments pay the RBBD fee per acre or per square feet depending on classification. There are currently four Road and Bridge Benefit Districts established for Riverside County: Southwest; Mira Loma; Menifee Valley; and Scott Road. Each District is divided into various zones in which the fee amounts are determined. RBBD fee amounts are adjusted for any TUMF credits that may be eligible for development projects that are included in certain Community Facilities Districts (CFD), which fall within the RBBD boundaries. In addition, development projects that construct RBBD facilities may be eligible to receive RBBD credits/reimbursements. Examples of residential fee amounts include: Menifee Valley RBBD ranging from $2,918/unit in Zone E4 to $5,074/unit in Zone E1; Southwest RBBD ranging from $1,248/unit in Zone C to $2,197/unit in Zone D; and Scott Road RBBD ranging from $727/unit in Zone A1 to $1,047/unit in ZoneB1. These fee rates are subject to change. The County no longer collects RBBD fees in the Mira Loma District as the boundaries of this District now fall within the jurisdictions of the City of Eastvale and the City of Jurupa Valley. These cities now collect the RBBD fees in their respective jurisdictions. Refer to Riverside County Ordinance No. 460, Section 10.30 for further information regarding major thoroughfares and bridges fees.

Other Mitigation Fees—In addition to the mitigation fees summarized in the previous sections, other environmental and localized fees may be imposed upon a project. Some of these fees are associated with a particular area or jurisdiction of the County and are not applicable to all projects. These fees are summarized in Table H-53.

Table H-53 Other Mitigation Fees

Fee Name	Conditioning Entity	Fee Amount/Basis	Purpose of Fee
Library Fees	County of Riverside Planning Department	Fee amount based on location	Construction and book purchases for a public library in Temecula.
School District	Each of Riverside County's 23 School districts	Fee amount based on square footage of structures -varies district-to-district	Construction and improvement of school facilities.
Quimby Act/Park Fees	Riverside County Regional Park and Open Space District County Service Area (CSA)	Fees vary by County Service Area (CSA) region and Park District	Purchase or improvement of recreation and park service lands for area residents. Fees can be paid in lieu of the dedication of land for parks.
Development Agreement	Contractual agreement conditioned by Planning Department	Based on contractual agreement between the developer and the County	Fee intended to pay for unfunded portions of public facilities, public services, parks, and habitat costs incurred by new growth.
Air Quality Fee	County of Riverside Planning Department	$12.00 per lot (residential tract/parcel maps)	Funds staffing for Air Quality Element of County General Plan and implementing ordinances.

Note: Fees in table reflect conditions as of 2006. These fees may have been restructured or revised in the interim. The table is provided to identify potential additional cost sources to development. It is not to be used as a means of calculating development fee costs for a project.

Infrastructure Fees

The County, along with various agencies, charges fees for the provision of drainage, water, and sewer services. The fees are generally established based on regional service areas, and vary according to type and level of service provided by each agency and/or the County. The Riverside County Flood Control and Water Conservation District has established 18 Area Drainage Plans (ADP), with fees ranging from $131 per acre in the Salt Creek (Winchester/North and South Hemet) ADP to $21,052 in the Homeland/Romoland (Line A Sub-Watershed) ADP.

There are numerous water and sewer providers in Riverside County, the largest being the Eastern Municipal Water District (EMWD), Western Municipal Water District (WMWD), and Coachella Valley Water District. Each service provider charges different fee amounts for service, usually as a per-unit fee. A complete inventory of fees by

individual agency is simply too large to itemize in this document. As an example, however, EMWD, which serves a large portion of the County's geographic area, charges fees on a sliding scale according to zone for water backup service, a water deposit, a water equity fee, and water meter fees. Sewer services typically entail a sewer equity fee and a sewer connection fee averaging around $5,224 per unit. Coachella Valley Water District typically assesses $3,600 (service size of 1") to $4,940 (service size of 2") for residential connection and meter installation.

Comprehensive Mitigation Fee Review

The County also has an established comprehensive mitigation fee schedule, which was reviewed for appropriateness in September 2001, and will be subsequently revised where applicable. The mitigation fees generally address the added demands of growth in population, housing, and employment on the County's public facilities and infrastructure.

The County of Riverside completed a Comprehensive Mitigation Fee Review study, which was approved by the Board of Supervisors on November 11, 2006. The Comprehensive Mitigation Fee Review study and fee exemptions under Ordinance No. 659, including Table H-47, Other Mitigation Fees, centers only on those fees and exactions that are imposed and collected by the County's Planning Department for new construction in unincorporated areas. The ordinance contains exemptions for the following residential uses: a) reconstruction of a residential unit damaged or destroyed by fire or other natural causes; b) rehabilitation or remodeling of an existing residential building, and additions to an existing residential unit or building; c) the location or installation of a mobile home, without a permanent foundation, on any site; d) residential units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to Section 50079.5 of the Health and Safety Code (except any project or project applicant receiving a tax credit provided by the State of California Franchise Tax Board); e) detached second unit permits; f) construction of a single-family residential unit on a property wherein a mobile home, installed pursuant to an installation permit, was previously located prior to January 22, 1989; and g) construction of a residential unit replacing a residential unit which has been acquired by the Metropolitan Water District of Southern California for purposes of constructing Diamond Valley Lake. In addition, the fees would be reduced by 33.3 percent for senior citizens' residential units.

Ordinance No. 659 establishes development mitigation fees already exempted:

(a) Residential units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to section 50079.5 of the Health and Safety Code (except any project or project applicant receiving a tax credit provided by the State of California Franchise Tax Board); (b) the location or installation of a mobile home, without a permanent foundation, on any site; and (c) construction of any residential units in the Palo Verde Valley. It should be noted that mobile home parks and recreational vehicle parks are the only major types of residential use that requires a CUP; apartment projects are processed through a less costly plot plan review process and subdivisions are processed through the tract map process. Except for the amount of the fee and the review body, the plot plan review process is similar to the CUP review process in that CEQA review occurs and conditions are imposed that must be fulfilled before the project can be built or occupied.

Table H-54 summarizes the total fees (described above) imposed on residential development by the County. An analysis of developer impact fees charged under Ordinance No. 659, when applied to the County's 19 area plans, indicates that developer impact fees average about $100 more in the western County area plans than the eastern County area plans. This is due in part to the different population densities of the two regions but also reflective of the Countywide effects of Proposition 13 that limited property taxes to 1 percent, resulting in an increase of infrastructure costs borne by the developer.

An update to the development mitigation fees was adopted by the Board of Supervisors on January 13, 2015, which went into effect March 14, 2015.

Table H-54 Developer Impact Fee Summary by Area Plan

Developer Impact Fee by Area Plans Commencing 11-13-15	Single-Family Residential ($ per dwelling unit)	Multifamily Residential ($ per dwelling unit)
Eastern County		
Western Coachella Valley	$3,669	$2,704
Desert Center	$3,648	$2,670
Palo Verde Valley	$3,705	$2,710
Eastern Coachella Valley	$4,385	$3,187
Western County		
Jurupa	$3,669	$2,685
Highgrove	$4320	$3,142
Reche Canyon/Badlands	$4,234	$3,081
Eastvale	$3,669	$2,685
Temescal Canyon	$4,281	$3,115
Lake Mathews / Woodcrest	$4,473	$3,249
March Air-Force Base*	$3,669	$2,685
San Jacinto Valley	$4,059	$2,957
Riverside Extended Mountain (REMAP)	$3,851	$2,813
Lakeview / Nuevo	$3,698	$2,705
Mead Valley	$4,159	$3,029
Elsinore	$3,832	$2,799
Harvest Valley / Winchester	$3,669	$2,685
Sun City / Menifee Valley	$3,669	$2,685
Southwest (SWAP)	$3,669	$2,685
The Pass	$3,985	$2,907

Source: Ordinance No. 659.13 (Establishing a Development Impact Fee Program) – an Ordinance of the County of Riverside amending Ordinance No. 659 – effective March 14, 2015

**This area is governed by the March JPA General Plan Land Use Pan, not a County of Riverside Area Plan, although its boundaries are clearly defined.*

Local Processing and Permit Procedures

A lengthy development review process can add to the cost of an affordable housing project through increased loan carrying charges, potentially increasing the cost per unit and correspondingly reducing profit margins and the incentive to develop affordable housing. Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor to the cost of housing. Holding costs associated with delays in processing have been estimated to add between 1.1 percent and 1.8 percent to the cost of a dwelling unit for each month of delay. Historically, the length of time it has taken to process housing and other types of projects in the County has varied according to the number of projects submitted and the amount of staff available to administer the processing tasks, as well as the complexity of the project.

Approval for an individual single-family home can usually be processed within months of submittal to the County; however, timing may vary depending on the complexity of the review. Developments requiring CUPs, General Plan Amendments, specific plans, planned development approvals, and other discretionary actions require more in-depth review, resulting in a longer processing timeline, particularly if environmental impact reports are required. Table H-55 lists the average processing times for various procedures from application to Board of Supervisors consideration of a project and approval.

Table H-55 Local Development Processing Timelines

Item	Approximate Length of Time From Submittal to First Public Hearing
Conditional Use Permit	9-12 months
Plot Plan	9-12 months
Specific Plan	12-15 months
Tentative Tract Map	9-12 months
Parcel Maps	6 months
Variance	6 months
Zone Change	9-12 months
General Plan Amendment	9-15 months
Environmental Documentation (EIR)	12-15 months

Source: Riverside County Planning Department, April 2017

The minimum time frame from submittal to first hearing for any case with an environmental assessment is two months. Review times differ depending on the case type and the complexity of the case. Tract maps and changes of zone may run anywhere from six to eight months, where General Plan amendments and specific plans with an environmental impact report may run one to two years, respectively. These estimated time frames would be achieved if there are no issues associated with the case and no submittal or review of additional information. The estimated time frames do not take into consideration those permits that may subsequently be required from other departments, such as Building and Safety, which may take additional time.

A single-family residential unit with the correct zoning and General Plan designation does not require a six- to nine-month process for development. A single-family residential unit only requires a building permit application to be reviewed and issued by the Department of Building and Safety; this process takes about two to three weeks at the maximum. However, as described previously in our responses, the County's Fast Track review will apply to both building permit applications as well as discretionary (CEQA level) projects that qualify as affordable housing projects. For entitlement projects, the applications will be scheduled for public hearing within 90 days from the date of application. For building permit applications, the permits should be issued within two to three weeks from the original application date. With respect to the permit conditions, findings, and conclusions associated with such entitlement applications, these conditions typically do not exceed the requirements of building code, transportation improvements, and requirements to protect the public health and safety.

SB 375 Sustainable Community Plan

In 2008, the California legislature passed and the governor signed SB 375, which mandates creation of a strategy that guides development toward transportation infrastructure improvements so as to reduce vehicle miles traveled and, thereby, reduce the amount of greenhouse gases released into the atmosphere. The strategy is based upon the projected successful attainment of greenhouse gas reduction targets established by the California Air Resources Board for the six-county SCAG region. The bill also extends the RHNA's five-year cycle to an eight-year cycle once

a strategy is adopted and if the Housing Element continues to be certified in a timely fashion. Since the SB 375 process will establish regional greenhouse gas emissions reduction targets in concert with the Regional Transportation Plan, it is conceivable that development patterns could shift to meet the regional targets, with the possible consequence that development in Riverside County might be reduced. While it is too early in the implementation process of SB 375 to accurately predict outcomes from the legislation, its implementation could become a constraint on the creation of affordable housing in Riverside County.

Non-Governmental Constraints

Environmental Constraints

The physical environment places numerous constraints on various types of development including housing. Development activities both impact the environment and are impacted by the environment. For example, a housing development may destroy habitat or increase water runoff on neighboring property. Conversely, a housing development built on or adjacent to a fault line may suffer damage in an earthquake. Large portions of the County have one or more environmental constraints including flood-prone areas, areas of potential seismic hazard, areas of excessive slope, conservation areas, Native American, historic, and/or archaeological resources, areas with inappropriate conditions for septic tanks, and other environmental issues. These problems may reduce the density allowed or bring into play mitigation measures, tribal consultations, or other necessary requirements. While mitigation measures and other requirements may add to the initial cost of the project, they often reduce the overall cost of the project to the local community. The County Planning Department has developed an environmental database with an extensive mapping system as part of the General Plan to facilitate a timely identification of environmental hazards and resources.

CEQA is the foundation of environmental law and policy in the state. CEQA performs a number of functions: 1) it informs the decision-makers and the public of significant environmental effects of a proposed project; 2) it identifies ways to reduce or avoid damage to the environment; 3) it prevents or reduces environmental damage through the use of feasible alternatives or mitigation measures; 4) it provides to the public an agency's reasons for approving a project having significant environmental effects; and 5) it brings affected agencies and the public into the review and planning process at an early stage.

The environmental review process provides useful information to the jurisdiction about impacts on local environments and needed mitigation measures, as well as useful construction and market information for builders, buyers, lenders, and others.

The environmental review process facilitates housing by:

- Directing housing development away from environmental hazards and resources and ensuring a reasonable level of public safety from environmental hazards through avoidance or mitigation.
- Ensuring that adequate public facilities such as sewer, water, and roads will be available.
- Ensuring that adequate public services such as schools, fire protection, police, and health services will be available.

The environmental review process adds to housing development costs in the following ways (not all projects require all these costs):

- Environmental assessment fees (with initial case submittal).
- Environmental impact report review fees.
- Consultant costs for preparing preliminary studies.
- Consultant costs for preparing environmental impact report or other technical studies, if required.
- Increasing permit processing time, thereby increasing the total interest costs on borrowed money, property taxes, and other holding costs.
- Costs of mitigation of potential environmental impacts.

Overall, the benefits of thoughtful environmental regulation to the public outweigh its costs.

Infrastructure Constraints

The expansion of supporting infrastructure systems is a critical component contributing to the cost of construction and subsequent prices to the owner or renter. Development places demands on all public services. It is the County's policy that infrastructure for roads, water, sewer, and drainage should be in place before urban development occurs. Required levels of improvement vary based on the location and intensity of development. One method for controlling the pace of growth is incremental, logical extension of the backbone system necessary to support urban development. If the capacity is not available, private developers will be required to construct the backbone facilities or incremental improvements to the existing system to serve large developments. In many cases, some form of County financing may be required to assist in the financing of large front-end capital improvement projects.

The network of man-made and public-owned facilities, such as roads, water, drainage, and sewage facilities, create the internal framework of communities in Riverside County. The timing and pattern of the improvement and/or extension of these facilities impacts the distribution and density of land uses. Some infrastructure improvements, most notably roadways, water, and sewer systems, play a major role in the determination of the location, intensity, and timing of future development. The General Plan Land Use Element requires that capital facilities be made available to future housing sites. The implementation program of the Housing Element must identify adequate sites that will be made available through appropriate land use designation and zoning/development standards. The sites need to have adequate supporting public services and facilities to promote and encourage the development of a variety of housing for all income levels. The location of major circulation systems, sewer facilities, water trunk lines and pumping stations, etc. in the County can also impact communities and cities both within and adjacent to the County by encouraging or impeding the direction of growth.

The infrastructure required in Riverside County varies widely from region to region. Development in the majority of the western portion of the County and the Coachella Valley is typical of suburban Southern California. Infrastructure requirements in more rural areas of the County, typically on properties with lots over 5 acres, are more flexible. However, large tracts and developments in rural areas are generally required to have urban levels of service.

Supporting infrastructure for farm worker housing presents a special challenge for the County. Manufactured homes provide some of the most affordable housing options for farm workers, but wastewater disposal is often a problem due to the lack of access to sewage trunk lines and treatment facilities. Many of these developments rely on septic systems, which can cause health risks. Wastewater "package plants" may be an option in some instances. The County has a variety of programs that could be of assistance in providing adequate wastewater treatment (see Eight-Year Action Plan, Chapter 6).

The majority of improvements in the County's infrastructure backbone systems have been occurring within and adjacent to cities in response to growth pressures. Connections to infrastructure systems are most effectively expanded within and adjacent to existing urbanized areas, usually within the spheres of influence of cities. Areas under the County's jurisdiction that are within a municipal sphere of influence have generally been analyzed as part of their general plans, specific plans, or master plans for infrastructure. Development under a specific plan typically requires plans for infrastructure to be prepared and methods of financing for both on- and off-site improvements identified and incorporated into the conditions of approval. In some instances, unincorporated communities and/or unincorporated areas may be contained within a service area, most often sewer services, operated by a city.

In primarily developed areas, upgrading of such systems is sometimes necessary to accommodate new development or as a redevelopment/infill improvement. New development in the currently undeveloped areas within the "urban" land use designations will entail the provision of, at a minimum, the following infrastructure: major and local streets; curbs, gutters, and sidewalks (if development standards require); water and sewer lines; storm drainage; and street lighting. Such improvements may constitute up to 10 percent or more of the building permit valuation. In many cases, these improvements may be dedicated to the County, which is then responsible for their maintenance. The cost of such facilities is usually borne by developers, and is typically added to the cost of the new housing units and eventually passed on to the homebuyer, tenant, or property owner. If these improvements are maintained by a homeowner's association, the cost of such maintenance is typically assessed to the homeowner on a monthly basis. While these costs do not render a project infeasible, they contribute to the range of factors which affect the affordability of a project.

The County only identified available parcels in the site inventory that are currently located within an established water district that provides wholesale potable water and acts as the lead agency in the development of infrastructure in the County. In Table H-56, the County has summarized the capacity of each water district providing services to the unincorporated County compared to the proposed number of units after the rezone and redesignation of each area plan to meet the County's RHNA. Table H-57 breaks out each area plan and shows the water and minor water district provider for that area. While full capacity is difficult to quantify, the County believes that based on current development trends, coupled with its plans for the need of future water and wastewater capacity that will occur as development increases, there is sufficient water and wastewater capacity to meet the current RHNA. It is also safe to assume that affordable housing projects are typically built where public services are available, thus also being located in areas where water and sewer capacity is readily available. For more rural sites, it is assumed that as development occurs, availability of capacity will increase. To ensure water and sewer are not a constraint to development, the County has included Action 1.2h to work closely with the developer and the service provider to facilitate adequate infrastructure to support the development.

Table H-56 Water and Sewer Providers, 2013

Water/Sewer Provider	Proposed Area Plan Units	Water Connections Available	Sewer Connections Available
Rancho California Water District		29,600	13,500
Lee Lake Water District		1,700	1,700
Coachella Valley Water District	31,862	81,800	8,100

Water/Sewer Provider	Proposed Area Plan Units	Water Connections Available	Sewer Connections Available
Mission Springs Water District		7,800	3,300
Western Municipal Water District	3,915	17,100	3,300
Desert Water Agency	3,641	16,800	300
Yucaipa Valley Water District		10,000	15,100
Elsinore Valley Water District		27,200	31,200
Rubidoux Community Services District		6,000	5,600
Beaumont Cherry Valley Water District		6,600	Septic
Pine Cove Water District		1,000	Septic
Lake Hemet Municipal Water District		1,300	--
Eastern Municipal Water District	20,331	135,000	230,000
Palo Verde Irrigation District		[1]	n/a
San Gorgonio Pass Water Agency[2]	4,170	124	Septic--

Source: Riverside County 2016

1. Water is currently only provided for agriculture uses, but as development occurs, this could be a viable source for residential projects. This has occurred within other water districts.

2. As homes are built more connections will be available.

Table H-57 Water and Sewer Providers by Area Plan

Area Plan	Water Provider	Minor Water District Provider	Total All Units
Eastern Coachella Valley			**23,629**
Mecca Town Center	CVWD	Mecca Sanitary District	13,388
North Shore Town Center	CVWD		2,227
Oasis Town Center	CVWD		4,649
Thermal Town Center	CVWD	Thermal Sanitary District	3,365
Elsinore			**1,407**
Lee Lake Community	WMWD	Elsinore Valley Municipal Water District	1,200
Meadowbrook Town Center	WMWD	Elsinore Valley Municipal Water District	207
Harvest Valley/Winchester			**4,684**
Winchester Community (West)	EMWD		1,606
Winchester Town Center	EMWD		3,078
Highgrove			**2,508**
Highgrove Town Center	WMWD	City of Riverside Water District	2,508
Lakeview/Nuevo			**11,324**
Lakeview Town Center	EMWD		9,435
Nuevo Community (Western Area)	EMWD		1,889
Mead Valley			**3,891**
Good Hope Community	EMWD		782
Mead Valley Town Center	EMWD		495

Area Plan	Water Provider	Minor Water District Provider	Total All Units
Mead Valley Community (I-215/Nuevo Rd Vicinity)	EMWD		2,614
Southwest			**432**
French Valley Airport Vicinity	EMWD		432
Temescal Canyon			**0**
Home Gardens Town Center	WMWD	Home Gardens Sanitary District Home Garden County Water District	0
The Pass			**4,170**
Cabazon Town Center	SGPWA	Cabazon County Water District	4,170
Western Coachella Valley			**11,873**
Desert Edge/Southeast Desert Hot Springs Community	CVWD DWA		267
I-10/Haugen Lehmann Ave Community	DWA	Mission Springs Water District	201
North Palm Springs Community	DWA	Mission Springs Water District	2,815
Rushmore/Kimdale Community	DWA	Mission Springs Water District	624
Thousand Palms Community (I-10/Cook St. Vicinity)	CVWD		1,015
Thousand Palms Town Center	CVWD		6,951
Total			**63,918**

Source: Riverside County 2016

Water and Sewer

The operation of community water and wastewater distribution, collection, and treatment systems is typically undertaken by public agencies. Public water and wastewater services are carried out by a combination of:

- Regional agencies which serve several communities and cities.
- City-operated collection and treatment facilities serving the area within the city and sometimes adjacent cities and unincorporated areas.
- Special districts serving unincorporated communities.

There are a number of water and wastewater facilities located throughout the County, allowing most of the urban areas to be served by sewers. Exceptions occur in the more rural desert and mountain areas. As demands for sewer service increase, providing an adequate level of wastewater treatment will become more costly. New state water quality requirements and wastewater treatment limitations may have impacts on development potential and costs. In order to coordinate land use planning with wastewater facilities, many agencies at state, regional, and local levels must successfully interact and exchange information. Interagency coordination may become complicated due to the variety of state, regional, and local agencies and independent districts involved.

The County's ability to absorb growth in the more urbanized areas has been facilitated by the ability of wastewater agencies to respond to demands for service. In the more rural County areas designated as Agricultural, Rural Residential, Rural Mountainous, or Rural Desert, as well as some areas designated for Very Low Density Residential,

or Low Density Residential, public collection and treatment of wastewater may not be available, and other methods such as septic system, package wastewater treatments plants, or alternative systems may be required. The County generally does not require an individual unit which is proposed to be located more than 200 feet from an existing sewer line to connect to the existing system; rather, it is permitted to use a septic system. Residential tracts, however, are generally required to be hooked up to a sewer system unless the costs of system extension are prohibitive to development. In some areas of the County, industrial, commercial, and agricultural wastewater may be incompatible with the treatment of domestic wastewater and may require separate collection and treatment, which compounds service needs. The following sections summarize the service providers in various subareas of the County.

Northwestern Riverside County—The Northwestern Riverside County Analysis Area includes the Cities of Corona, Eastvale, Jurupa Valley, Norco, Moreno Valley, and Perris. Significant unincorporated areas include Mead Valley and El Cerrito. The Cities of Eastvale and Jurupa Valley incorporated in 2010 and 2011, respectively.

The principal water and sewer agencies in northwestern Riverside County are EMWD, WMWD, Home Gardens Sanitary District, and West San Bernardino County Water District. In addition, the Rubidoux Community Service District (CSD), Edgemont CSD, and Jurupa CSD provide water and sewer services. Both EMWD and WMWD are municipal water districts, and comply with the California Water Conservation Council and best management practices. Within this area, WMWD provides only water services and does not operate a sewer treatment plant or sewer collection facilities. Stormwater runoff and drainage services are also handled by these districts/agencies within their respective service areas.

Water and sewer usage factors vary widely between the different agencies, because of variations in household size and landscaping patterns within the various districts. Each of the water and sewer districts and CSDs have the current capacity to meet demand, and adequate expansion capacity to meet projected demand. Both the Rubidoux and Edgemont CSDs have already sized their current facilities to meet future development needs. It is reported that current facilities and/or infrastructure are in good operating condition.

Southwestern Riverside County—The Southwestern Riverside County Analysis Area encompasses the Cities of Lake Elsinore, Murrieta, Temecula, and Wildomar. Significant unincorporated areas include Temescal Canyon, El Cerrito, and French Valley. Wildomar incorporated on July 1, 2008.

Primary water and sewer providers include EMWD, WMWD, Rancho California Water District, Elsinore Valley Municipal Water District, and Lee Lake Water District. Both EMWD and WMWD comply with the California Water Conservation Council and best management practices. Within this area, WMWD provides only water services and does not operate a sewer treatment plant or sewer collection facilities. According to all service districts, they have adequate capacity to meet current demand and adequate expansion capacity to meet projected development. The current facilities and/or infrastructure are reported to be in good operating condition.

Central Riverside County—The Central Riverside County Analysis Area covers the western portion of the County from the Lakeview/Nuevo communities on the west and southwest to the Cities of San Jacinto and Hemet on the north and east. Significant unincorporated areas include Winchester and Lakeview/Nuevo. Sun City/Menifee incorporated on October 1, 2008, as the City of Menifee.

Water and sewer providers include EMWD and Lake Hemet MWD, both of which are organized as municipal water districts. Both districts provide full water distribution and storage facilities. The Lake Hemet MWD has a tiered water rate system in which costs increase for those customers using more water. The Lake Hemet MWD collects sewage but does not have sewage treatment capabilities. The service districts stated that they have adequate current capacity to meet demand and adequate expansion capacity to meet projected development. The current facilities and/or infrastructure are reported to be in good operating condition.

San Gorgonio Pass Area—The San Gorgonio Pass Area encompasses the Cities of Banning, Beaumont, and Calimesa, as well as the unincorporated areas of Cherry Valley and Cabazon. Water service is provided by four districts: Beaumont-Cherry Valley Water District; San Gorgonio Pass Water Agency; High Valley Water District; and the Cabazon County Water District. The Beaumont-Cherry Valley Water District is organized as an irrigation district, and serves a limited number of customers within a 10-square-mile area. The San Gorgonio Pass Water Agency provides water for groundwater recharge, as well as supplemental domestic water supplies to the City of Banning, Beaumont-Cherry Valley Water District, and Yucaipa Valley Water District. The agency was created to be the direct contractor to provide State Water Project water to customers as a wholesale agency. Sewage services are not currently available within the unincorporated portions of the Pass Area; septic systems are therefore the primary sewage treatment systems used. Each district or agency also handles their service area's stormwater runoff and drainage needs.

Each of the water agencies serving the Pass Area currently has, or is projected to have, adequate capacity to meet current and future demand (distribution and storage facilities are proposed but not yet constructed for the San Gorgonio Pass Water Agency). The High Valley Water District reports that its infrastructure is currently being upgraded. The Cabazon Water District recently incorporated with another water agency with facilities that are less than adequate, and will require upgrading and improvement in the future.

Mountains Area—The Mountains Area generally covers the Santa Rosa Mountains and Anza-Borrego desert areas, located between the Coachella Valley on the east, and the San Jacinto Valley and Temecula Valley to the west. No incorporated cities are located within this area. The significant unincorporated communities are Idyllwild, Pine Cove, Anza, Aguanga, and Pinyon Pines.

The principal water agencies in this area are: the Fern Valley Water District; Idyllwild Water District; Pine Cove Water District; and Pinyon Pines County Water District. No sewer agencies exist in the Mountains Area. As such, sewer services are provided through septic systems. The Fern Valley Water District operates as a California water district which is authorized to produce, store, transmit, and distribute water for irrigation and domestic uses. Additionally, the Fern Valley Water District may acquire or operate any drainage or reclamation works related to the operation of authorized water services. The other three districts are organized as County water districts and provide for the furnishing of sufficient water, including storage, and for the disposal of stormwater.

Coachella Valley—The Coachella Valley encompasses the desert region bounded by the Santa Rosa Mountains to the west and south, and the San Bernardino County line on the north. Included in this area are the Cities of Cathedral City, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs, and Rancho Mirage. Unincorporated communities include Bermuda Dunes, Garnet, Mecca, Thermal, and Thousand Palms.

The principal water and sewer agencies serving the Coachella Valley are the Coachella Valley Water District (CVWD), Valley Sanitary District, and the Desert Water Agency. In addition, a number of small agencies with fewer than 200 water connections serve portions of the Coachella Valley. The CVWD and Mission Springs Water District operate as County water districts with authority granted under the California Water Code, and provide both water and sewer services. The Valley Sanitary District provides wastewater collection and treatment to areas in and around Indio. The Desert Water Agency provides full water service and sewer collection service (no treatment facilities) primarily to the Palm Springs area.

All of the water and sewer districts serving the Coachella Valley report that they have the current capacity to meet demand, as well as adequate expansion capacity to meet projected demand. Current facilities and/or infrastructure were reported to be in good operating condition.

Eastern Desert and the Palo Verde Valley—The Eastern Desert and the Palo Verde Valley areas encompass lands east of the Coachella Valley. The only city in this area is Blythe. The City of Blythe provides domestic water and wastewater collection and treatment services for the City and surrounding unincorporated areas. The City is considering taking over several County service areas located in the unincorporated areas of Ripley and Mesa Verde Colonias to provide water and sewer services.

The City of Blythe's facilities are currently adequate to meet current demand. The City currently operates one secondary wastewater treatment plant. Domestic water is obtained by wells. At present a number of conflicts exist between the use of on-site wells and individual septic systems. For additional development to occur within unincorporated areas, a more centralized water and/or wastewater collection system will need to be employed and additional facilities constructed. The City of Blythe is in the process of analyzing the needs and projecting potential demand.

Adequacy of Current Facilities—With the majority of growth projected to occur in western Riverside County and the Coachella Valley region, strong increased demands will be placed on the water and sewer infrastructure of these areas. These areas are able to meet current demands and are prepared to expand to meet future needs. There are, however, three areas where infrastructure improvements may be required. While water demands are currently being met, the Eastern Desert and Palo Verde Valley areas are in need of more centralized facilities for additional development to occur. Sewer infrastructure here is also less developed. The San Gorgonio Pass Area and the Mountains Area currently rely solely on septic tanks and the Eastern Desert and Palo Verde Valley areas are, again, in need of a centralized collection facility. The San Gorgonio Pass Area and the Mountains Area are projected to experience low to moderate rates of growth, and will need to develop adequate sewer infrastructure to meet projected demand. These infrastructure conditions may pose a constraint to housing development. The Eight-Year Action Plan (Chapter 6) includes policies and actions intended to address infrastructure deficiencies and prioritize capital improvements.

Standard Septic Permit Process and Procedures for Septic Systems

A standard single-family residential home that requires sub-surface wastewater disposal is required to conform to the following process.

An Onsite Wastewater Treatment System (OWTS) report is required for design of an OWTS for all single-lot developments (except for specified areas in the Coachella Valley).

The OWTS reports for single lots will only be accepted by the Department of Environmental Health if they are prepared by certain professionals. Only the grading engineer, who has expertise in designing on-site wastewater systems or the professional who performed the actual percolation test, can prepare the OWTS report and must have one of the following valid registrations:

- Registered Civil Engineer
- Registered Engineering Geologist
- Registered Environmental Health Specialist

The report must include the necessary property and technical information as specified on pages 13-17 of the OWTS Technical Guide Manual. A Plot Plan, with the OWTS report as specified above, shall be submitted to the Department of Environmental Health with a deposit-based fee of $89.00 per parcel. A deposit-based fee of $600 per parcel is required if inspection of the system is also deemed necessary.

The average time frame for Plot Plan review and decision is two to three weeks.

Drainage

The Riverside County Flood Control and Water Conservation District has established 17 area drainage plans (ADP) to collect fees as a condition of subdivision to finance flood control and drainage facilities as authorized by Ordinance No. 460. ADP fees are levied on a per acre basis, and are paid when a grading permit is issued, or a building permit if no grading permit is necessary. In addition, some of the agencies providing water and sewer system services listed above also provide for drainage systems. In more rural areas, drainage is primarily provided by surface systems, and connection to improve systems is not warranted.

Circulation

Current transportation conditions are directly related to a combination of economic events and social changes that have occurred over the past two decades. Residential and industrial land in Los Angeles, Orange, and San Diego Counties are nearing saturation. As a result, development has spread outward to Riverside County as it is the next region with undeveloped acreage. The County is growing from a collection of small cities and unincorporated communities with a largely agrarian base to an area with multiple centers of economic activity and a large tourism base. The rapid growth in employment and population has increased the number of trips on the freeway and arterial highway systems. This intense travel demand has reduced level of service on significant portions of the system. In particular, severe congestion and low travel speeds during peak travel hours are experienced in the rapidly developing Western Riverside County and portions of the Coachella Valley.

One of the most visible effects of rapid growth has been in the circulation system. The ability to move on streets and highways is projected by regional planning agencies and the California Department of Transportation (Caltrans) to become substantially worse as more traffic is generated and the ability to finance improvements is uncertain. While additional facilities are needed, the majority of funding for roads and highways is now being spent on maintenance. As a result, developers are often required to install the needed roadway system upgrades to accommodate development and growth, which significantly adds to the costs of the project and is subsequently passed on to the homeowner, renter, or property owner. The TUMF program and the extension of the Measure A half-cent transportation sales tax are expected to significantly increase investment in the circulation system.

Land Costs

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices within small geographic regions. Factors affecting the costs of land include overall availability within a given sub-region; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations such as views, terrain, and vegetation; the proximity to urban areas; and parcel size. Generally, more remote areas have less expensive land available and larger tracts of land. Smaller and more expensive parcels are located closer to urbanized areas.

Land costs in the unincorporated County are typically reflective of their location within the western or eastern part of the County, and similar to jurisdictions within those areas, the following average land costs (price per acre) were identified: Mecca:$52,300; Highgrove: $23,500; and Thermal: $33,500 (Landwatch.com 2017).

Rising costs of land are often related to the limited availability of buildable land. In Riverside County, which has the largest expanses of buildable land, this has not historically been considered a problem. In fact, much of the recent development pressure in the County has been attributed to lower land costs relative to surrounding Orange, Los

Angeles, and San Diego Counties land prices. While land prices increased rapidly during the last planning period through 2005, current land prices have declined during the economic recession that affected housing and building nationwide. Land costs in the next several years may actually help keep the cost of some new housing affordable. While rising land costs tend to directly increase housing costs, declining land costs should give developers more options in serving the affordable housing market segment, recognizing that some land currently held by developers was purchased at substantially higher prices than may be the case now.

Construction Costs

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit being built and the quality of product being produced. Labor-saving materials and construction techniques are available but tend to reduce the quality of the finished product. The cost of labor is based on numerous factors, including housing demand, the number of contractors in the area, and the unionization of workers. The typical construction costs for wood frame, single-family construction of average to good quality ranges from $120 to $140 per square foot, while custom homes and units with extra amenities may run higher. Costs for wood frame, multifamily construction average about $50 per square foot excluding parking. Using current pricing sources, the average cost for a newly constructed 1,500-square-foot single-family home (not including land) in the Riverside County region would be $178,000 (Building-cost.net 2017).

The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in the Riverside area. A reduction in construction costs can be brought about in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes. The County of Riverside has adopted the latest version of the Uniform Building, Plumbing, Mechanical and Electrical Codes and has made no modifications to the code which would add to the cost of housing.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at once increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions. The County may also implement programs to write down land costs or provide other incentives such as waivers in development standards or processing fees in order to increase affordability.

Cost and Availability of Financing

The availability of financing affects the developer's ability to fund residential construction projects, as well as people's ability to purchase, refinance, or improve a home. Although many of these potential constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs that address these constraints.

Construction Financing

Construction financing affects the feasibility of building new housing. The past few years have seen a restructuring of the construction financing industry in response to the housing market downturn. During the housing boom of the late 1980s, it was not uncommon for developers to receive construction loans for 100 percent or more of a project's estimated future value. Following the housing market downturn of the early 1990s, however, financial

institutions tightened regulations for construction loans, requiring developers to put up 25 percent of the project value.

This cycle repeated itself with the housing market boom of the early 2000s. Relaxed lending rules allowed developers to secure a loan with only a 10 percent equity contribution (Apartment Finance Today 2009). With the downturn, however, expected housing prices significantly declined and apartment rents were also showing a decline. Loan underwriting grew more conservative, with maximum leveraging topping out at 75 percent. Equity requirements also changed dramatically, rising to 15 to 30 percent in 2009.

Although there is no hard threshold for the amount of required equity which is too much before a project would be deemed infeasible to a developer, the higher the proportion of equity required, the more unlikely that a developer would proceed with the project. Not only would it require more upfront cash, but a higher equity contribution means a project must be able to achieve an even higher value at completion in order to generate the net cash flow necessary to meet the minimum acceptable cash-on-cash return threshold. These types of trends underscore the condition of the housing market in Southern California today.

Affordable Housing Financing

The economic downturn also impacted financing for affordable housing. One example is the Low Income Housing Tax Credit (LIHTC) program, which is an affordable housing source available for developers wishing to build affordable units in Riverside County. LIHTCs provide affordable housing developers an allocation of tax credits, which they sell to investors to raise equity for projects. Investors that purchase tax credits are able to reduce their federal tax liability dollar-for-dollar, so that the purchase of $1,000 in tax credits reduces tax liability by $1,000. As a result of the equity made available through the sale of tax credits, a developer can complete projects with less debt and pass on cost savings in the form of lower rent.

Historically, Fannie Mae and Freddie Mac provided 40 percent of LIHTC investments, and banks motivated by the Community Reinvestment Act (CRA) provided 40 percent. The LIHTC program is now facing significant challenges. Fannie Mae and Freddie Mac no longer make new investments. In addition, the substantial losses that many financial institutions continue to incur have eliminated or reduced their ability to use tax credits.

Home Purchase, Refinancing, and Improvement Financing

The Home Mortgage Disclosure Act (HMDA) requires many financial institutions to maintain, report, and publicly disclose information about mortgages. The Consumer Financial Protection Bureau hosts HMDA data on its website (https://www.consumerfinance.gov/). The table below shows the failure, denial, and origination rates in 2010 and 2015 for conventional mortgages for owner-occupied, 1- to 4-unit family homes (including manufactured housing) in Riverside County for purchase, refinance, and improvements. While there were many more applications in 2015 as compared to 2010 (65,570 versus 40,619), the rates of failures, denials, and originations remained constant.

	2010		2015	
	Number	Percentage	Number	Percentage
Failures	9,010	22%	14,553	22%
Denials	8,514	21%	13,792	21%
Originations	23,095	57%	37,225	57%
Total	**40,619**	**100%**	**65,570**	**100%**

Source: Consumer Financial Protection Bureau (https://www.consumerfinance.gov/)

Failures include files closed for incompleteness, application withdrawn by applicant, and application approved but not accepted.

Interest rates have a significant impact on the costs borrowers will pay for home purchases, refinances, and home improvement loans. Annual average interest rates on a 30-year fixed-rate mortgage before the housing crisis were around 6 percent (6.41 in 2006, 6.03 in 2008). In response to the housing crisis and economic downturn, the Federal Reserve lowered interest rates to stimulate economic activity. Annual average interest rates were 4.69 in 2010 and 3.98 in 2013. They remained low at 3.65 in 2016. However, since November 2016, interest rates have risen sharply (3.54 percent in early November 2016 and 4.2 in March 2017). For people considering selling their homes and purchasing a different home, the increase in interest rates may be a disincentive to do so. Borrowers will also be less likely to refinance with the higher interest rates.

Conclusion

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Riverside County, subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, which is the most significant constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the County's control.

NIMBYism

Public opposition can be a powerful obstacle to the development of low-cost housing or housing for persons with special needs. The "Not in My Backyard" (NIMBY) syndrome occurs when existing residents feel threatened by new development that is perceived to adversely affect their neighborhood property values or security. One strategy for overcoming NIMBYism is for County staff and project proponents to work with community leaders to improve the level of mutual understanding and attempt to address legitimate concerns during the planning stages of new projects, transforming NIMBYs to YIMBYs (Yes in My Backyard).

Local Efforts to Remove Housing Constraints

It is clear that fees charged as part of the development process add to the ultimate cost of housing and are typically passed on to the homeowner through the purchase price or rent charged. Although the County does not waive planning and building fees, these upfront fees may be subsidized wholly or in part by the County through its various financial resources for projects which propose affordable housing components. In addition, publicly subsidized projects constructed as housing for lower-income households are specifically exempted from development fees.

Mitigation Fees in Ordinance No. 659. Manufactured homes not on permanent foundations and units approved through the second unit permit processes are also exempt. The exemption for second units specifically references their role in providing relatively affordable housing for low- and moderate-income households without public subsidy. Under current zoning provisions, the second unit may be occupied by any person without rent, or the second unit may also be rented; provided, however, that rental occupancy shall be limited to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code. Therefore, although considered a significant contributing factor to the affordability of housing, the fees charged by the County to bring a project through the development process from application to occupancy are not considered an unreasonable constraint to housing.

The County's development approval process is designed to accommodate, not hinder, development. While the past recession reduced the overall number of projects submitted to the County for review, reductions in County agencies involved in the development review process were also experienced concurrently. To address the issue of processing of projects in this context, the County approved a Fast Track/priority processing system for qualified affordable housing projects. This processing system is administered by the EDA and the Planning Department.

One problem area in the priority processing of affordable housing projects had been the permit processing/building inspection stage, which follows project approval but occurs prior to final occupancy. During this time period many conditions of approval must be met, paperwork processed, and representatives from a number of County agencies involved. At this stage, a project is most vulnerable to delays on both the part of the County staff and the developer, or the developer's representative. The County instituted the Fast Track processing system to address these issues, and the delays in processing have been improved significantly and/or mitigated completely. The County continues to refine the process to improve processing times.

The EDA provides staff that serves as liaisons between developers of affordable housing and the County agencies involved in the development review process. The liaison service helps facilitate the development review process by increasing communication between the developer and various County departments, and improving the resolution of issues that might arise during the approval, permit, and inspection phases of a project. As supported by responsive processing times, and the relative facility of permit procedure, the County's processing and permitting procedures have not been felt to constrain the development of housing.

Energy Conservation

Although the County of Riverside implements various housing programs, affordable housing is not less expensive to live in merely because the development costs are minimized. Ongoing expenses related to housing are also a factor of affordability.

The cost of housing includes not only the rent, but also utility costs. Higher utility expenses reduce affordability. Building "affordable" homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort, and waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, "utility bills burden the poor and can cause homelessness." Table H-55 summarizes the County's programs related to energy conservation that can be considered and engaged in the production of affordable housing.

Table H-58 Energy Conservation Programs Summary

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
Utility Assistance Program	Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.			Department of Community Action
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements, repairs, or additions to multifamily projects.	HUD	Energy conservation Multifamily rehabilitation	Applied for by others
Community Development Block Grant Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by proving decent housing and a suitable living environment and expanding economic opportunities.	HUD/EECBG (DOE)	Acquisition Infrastructure improvements Group homes/homeless and transitional housing Housing preservation and rehabilitation New construction (if completed by nonprofit groups)/self-help housing Public services and community facilities Landlord/tenant mediation Accessibility retrofit and energy conservation Administration Energy efficiency education	County of Riverside EDA
Community Facilities Loans	To provide loan and loan guarantees to fund the construction, enlargement, or improvement of community facilities in rural areas, towns and cities up to a population.	Rural Housing Service	Community facilities Infrastructure/public works	Applied for by others
Rural Housing Preservation Grants	Supports the rehabilitation and repair of homeownership and rental housing for very low- and low-income households living in rural substandard housing.	Rural Housing Service	Rehabilitation Construction Preservation of affordable housing Energy conservation	Applied for by others

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
CalHOME	Loans and grants to local public agencies and nonprofit developers to assist individual households through deferred payment loans; direct, forgivable loans to assist development of projects involving multiple ownership units, including single-family subdivisions.	HCD	Acquisition Energy conservation Infrastructure development New construction single family	County EDA, or applied for by nonprofit agencies
DOE Energy Weatherization Assistance Program	Reduces the heating and cooling costs for low-income families by improving energy efficiency of their homes. Focuses on low-income seniors, individuals with disabilities, and families with children. Assistance includes: (1) in-home energy education; (2) energy-related home repairs; (3) blower door guided air sealing; 4) heat system safety tests, repair and tune; (5) duct insulation and sealing; (6) attic insulation; and (7) hot water savings measures.	California Department of Community Services and Development	Energy conservation Rehabilitation and repair	County of Riverside Department of Community Action
Low Income Home Energy Assistance Program (LIHEAP)	The LIHEAP block grant is funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1)the Weatherization Program which provides free weatherization services to improve the energy efficiency of homes including attic insulation, weather stripping, minor housing repairs and related conservation measures; (2) the Home Energy Assistance Program which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; and (3) the Energy Crisis Intervention Program which provides payments for weather-related emergencies.	California Department of Community Services and Development	Financial assistance Energy conservation	County of Riverside Department of Community Action
Neighborhood Housing Services	NHS is a three-way partnership among neighborhood residents, local government and local businesses. NRC provides direct technical assistance, expendable grants and capital grants to NHS, which makes loans for rehabilitation.	Neighborhood Reinvestment Group	Rehabilitation Energy conservation Community services/facilities	Applied for by others
County Weatherization Program	Provides weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, and financial assistance.	Southern California Gas, Dept. of Energy, WEER, LIHEAP	Weatherization rehabilitation	Department of Community Action

Eight-Year Action Plan

Eight-Year Goals, Policies and Actions

An important component of the Housing Element is the County's description of what it hopes to achieve during the current planning period. This is accomplished with a statement of the County's goals, policies, actions, and quantified objectives relative to the maintenance, preservation, improvement, and development of housing to meet the present and future needs of all economic segments of the population, as well as ongoing coordination and program implementation. This analysis includes an eight-year schedule of actions that the County is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. The legislative requirements for what must be included in the Action Plan are as follows:

- Improvement and conservation of housing, including affordable housing stock [Sec 65583(b) and Sec. 65583(c)(4)].
- Production of housing as set forth in the goals and quantified objectives [Sec. 65583(b)].
- Assist in the development of housing to meet the needs of very low-, low- and moderate-income households [Sec.65583(c)(2)].
- Address, and where possible, remove governmental constraints [Sec. 65583(c)(3)].
- Adequate sites for housing [Sec. 65583(c)(1)].
- Adequate provision of housing for existing and projected needs, including regional share, for all economic segments of the community [Sec. 65583(c)].
- Promotion of equal housing opportunities for all persons [Sec.65583 (c)(6)].
- Preserve assisted housing at risk of converting to non-low income uses [Sec. 65583(c) (6).

This section of the Housing Element presents the County's Housing Action Plan for the period 2013–2021, as shown in Table H-59. It is the overriding objective of the County to ensure that all residents of the County have decent, safe, sanitary, and affordable housing regardless of income. This statement guides the County's actions with respect to housing. The specific objectives (described in the Quantified Objectives section) and policies included in this Housing Element are intended to provide a wide variety of actions, programs, and tools to implement the County's general goals.

Table H-59 Eight-Year Action Plan Summary

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
GOAL 1: TO ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE COUNTY'S FAIR SHARE OF THE REGION'S HOUSING NEEDS FOR ALL ECONOMIC SEGMENTS OF THE POPULATION, WITH AN EMPHASIS ON LOWER-INCOME HOUSEHOLDS AND HOUSEHOLDS WITH SPECIAL NEEDS.				
Policy 1.1: Encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower/moderate-income households or special needs housing.	1.1a: Use funding available for the production and subsidization of lower- and moderate-income housing, priority given to lower income households (including extremely low-, very low, and low-income households). Work with public or private sponsors to identify candidate sites and to make applications to state and federal housing programs for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects. Utilize public financing tools when available, including but not limited to: multifamily revenue bonds and Community Development Block Grant (CDBG)/Home Investment Partnership Act (HOME) funds to provide low-interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g., Low Income Housing Tax Credits [LIHTC], CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans), and other financing available.	HOME and other HUD and HCD grants as they become available. See Implementing Resources summary table.	EDA/Housing Authority/TLMA	The County is an entitlement community for CDBG funds. Annually apply for LIHTC, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, etc.
	1.1b: Continue utilization of tax-exempt revenue bonds for the financing of new multifamily construction.	County tax allocation bonds; California Debt Limit Allocation	EDA/Housing Authority	As projects come forward, assist with the process of applying for funding on the developer's behalf.
	1.1c: Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.	Former RDA funds, HCD CalHome grants, HCD Joe Serna Jr. Farm Worker Housing Grants (FWHG), USDA Rural Development loans, and other HCD grants as they become available.	EDA/Housing Authority	Annually, or in response to the Notice of Funding Availability (NOFA).
	1.1d: Continue to offer fast track/priority processing, gap financing options, density bonus and fee deferral and subsidies (when funding is available) to developers of County-assisted projects proposing new housing, mixed-use or infill projects affordable to lower-income households, farm workers, seniors, and other special needs groups.	HOME and other HUD and HCD grants as they become available.	EDA/TLMA	Ongoing, as projects are processed through the Planning Department.
	1.1e: When funding is available, the County shall assist to write down land costs of acquiring sites, offer assistance with land acquisition, and other upfront costs as well as assistance in securing federal or state housing financing resources for projects which reserve a proportion of units affordable to lower-income households (incomes below 80 percent of the County median).	HOME and other HUD and HCD grants as they become available.	EDA/Housing Authority, TLMA	Review resources on an annual basis through 2021.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	1.1f: Continue to give priority to permit processing for non-County assisted projects providing affordable housing for seniors and other special needs groups when received.	General Fund	TLMA	Ongoing, as projects are processed through the Planning Department.
	1.1g: Continue to promote use of density bonus provisions and ensure consistency with state law.	General Fund, (HOME and other HUD and HCD grants as they become available to support financial incentives)	TLMA	Ongoing.
	1.1h: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.	HOME	EDA	Review on a project by project bases, as projects are proposed.
	1.1i: The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.	HOME and other HUD and HCD grants as they become available.	EDA/Housing Authority	Ongoing, as projects are processed, and annual outreach with local developers.
	1.1j Due to the dissolution of the Redevelopment Agency, the County will annually explore a variety of new funding and housing and community development activities, such as: SERAF, property transfer tax, commercial linkage and boomerang funds	SERAF, property transfer tax, commercial linkage and boomerang funds	EDA	Annually
Policy 1.2: Ensure the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including farm workers and other special needs populations.	1.2a To ensure the County has enough land and sufficient programs to meet its Regional Housing Needs Allocation (RHNA), once the County has processed the General Plan redesignation and rezoning (action 1.2f), the County will annually monitor the effectiveness of the sites and programs to encourage development, particularly for lower income households. The County will also annually monitor proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development and an equitable development pattern. . Sites and programs such as incentives for small and large sites will be revised upon the outcome of an evaluation. Should additional sites need to be identified, the County can rely on sites located within Appendix P-1b.	General Fund	TLMA/GIS	Annually monitor the effectiveness of the sites inventory and programs and revise upon the outcome of the evaluation. A full review of the inventory will be done with the 2017 Housing Element update.
	1.2b: Where feasible, the County shall work with nonprofits in the development of County-owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.	HOME and other HUD and HCD grants as they become available.	EDA/Housing Authority	Annually meet with non-profit developers.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	1.2c: Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley.		TLMA	Continue to meet with the Housing Review Committee quarterly to discuss farm worker housing.
	1.2d: The County will continue to allow for reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County's parking standards to more easily accommodate higher densities on multifamily and mixed-use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made: Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate – or if spaces will not be "preassigned" to specific units in the project. Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback. Standards for "shared parking" when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure. Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit). In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces remain available for tenant use. The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.	General Fund	TLMA	Review standards and revise as necessary within two years of adoption of the Housing Element.
	1.2e: The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-7 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable specific plan.	General Fund	TLMA	Ongoing, as projects are processed through the Planning Department.
	1.2f: 1) In December 2016 the County processed a General Plan redesignation and rezoning for approximately 5,000 acres of land located in 10 area plans to either the Highest Density Residential	General Fund	TLMA	Ongoing, update as projects are processed through the Planning Department.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	(HHDR) designation or the Mixed Use Area (MUA) with an R-7 or Mixed Use zoning. All rezoned sites permit owner-occupied and rental multifamily developments by right and do not require a plot plan, conditional use permit, a planned unit development permit, or any other discretionary review. All sites can accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. The County will continue to review the available sites to ensure there is sufficient capacity to meet the RHNA throughout the remainder of the planning period.			
	1.2g: To ensure that there is a sufficient supply of multifamily zoned land to meet the County's regional housing needs allocation (RHNA), the County will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the County interested in lot consolidation for the development of affordable housing, the County will offer the following incentives on a project by project basis: allow affordable projects to exceed the maximum height limits, lessen set-backs, and/or reduce parking requirements. The County will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.	General Fund	TLMA	Ongoing, as projects are processed through the Planning Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.
	1.2h As development is proposed for an unincorporated community, County staff will work closely with the developer and the service provider to facilitate adequate infrastructure to support the development. The County will continue to coordinate with various service providers to ensure adequate infrastructure and services are available to serve proposed development. Continue to coordinate with service providers to assess the needs for infrastructure and services, and plans for expansion. Communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA consistent with housing development trends. As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies.	General Fund	TLMA/EDA	Ongoing 2014- 2021, as projects are processed through the Planning Department. Annually apply for funding, as NOFAs are released.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	Seek and support funding applications for infrastructure and service expansions that are consistent with the County's General Plan. Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities and provide assistance to providers to facilitate establishing procedures to grant priority service to the development of housing with units affordable to lower income households. As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. The County will prioritize time and resources to areas of the highest need. As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources. Annually explore and pursue funding opportunities for area plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities.			
Policy 1.3: Assist in the development of new farm worker housing.	1.3a: Continue to work with non-profit organizations to provide funding resources and assistance with the production of self-help housing for ownership and multifamily farm worker housing opportunities. The County will also provide incentives for the set-aside of agricultural land for farmworker housing.	HOME and other HUD and HCD grants as they become available.	EDA/Housing Authority	HOME entitled, annually apply for HUD and HCD grants.
	1.3b: The County will process an amendment to Ordinance No. 348 (zoning ordinance), to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.	General Fund	TLMA	Within 6 months of adoption of the Housing Element.
	1.3c: The County will partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and meet annually with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing.	General Fund	EDA/Housing Authority	Annually meet with developers.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	1.3d: Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County will provide assistance for extremely low-income mobile home owners in un-permitted mobile home parks to purchase a replacement unit in a permitted mobile home park. The MHTL will provide financing for replacement of existing mobile home/coaches that will serve low income farm workers of the Coachella Valley in the County of Riverside. Additionally, through the HOME Program The County will provide assistance for the development, construction, or rehabilitation of affordable housing for low- and moderate-income farm worker households.	Funding for this program is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside. HOME funds	EDA/Housing Authority	Once funding has been approved and as loans are processed. Based on HOME funds availability at the time of application.
Policy 1.4: Assist in the development of additional housing for the mentally disabled.	1.4a: Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.		Department of Mental Health	Ongoing.
	1.4b: Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds.	HUD Supportive Housing Program, Shelter Plus Care	Department of Public Social Services	Meet annually with County legislative advocates to address implications of new legislation.
	1.4c: Develop design criteria for housing suitable for the mentally disabled for use by affordable housing developers.		Department of Mental Health in conjunction with EDA	Within the two years of adoption of the Housing Element.
	1.4d: Promote the integration of special needs housing into affordable housing communities.		Department of Mental Health	Ongoing, throughout the planning period.
	1.4e: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. Continue the Shelter Plus Care Program through addition of permanent housing facilities for the mentally disabled, as funding is available, and implement a new program to provide safe havens to the mentally ill.	HUD, Shelter Plus Care Program Safe Haven for the Mentally Ill program, Supportive Housing Program/Shelter Plus Care program	Department of Public Social Services	Ongoing, throughout the planning period.
Policy 1.5: Assist in the development of additional emergency, transitional, and permanent supportive housing for homeless persons and families.	1.5a: In cooperation with nonprofits and local jurisdictions, assist in the development of transitional housing facilities in established regions of the county where the need is highest.	HUD	Department of Public Social Services	Maintain current funding. Utilize the County's 10-Year Plan to End Homelessness and the POLIS project to site facilities.
	1.5b: Assist with the expansions of the number of emergency shelters in identified areas of Riverside County in cooperation with nonprofit organizations and local jurisdictions.	HCD	Department of Public Social Services	Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	1.5c: Process an amendment to Ordinance No. 348 (zoning ordinance) to add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.	General Fund	TLMA	Within 6 months of adoption of the Housing Element.
Policy 1.6: Support self-help housing programs (e.g., Habitat for Humanity and Coachella Valley Housing Coalition).	1.6a: Continue to work with nonprofit organizations in providing homeownership opportunities through the Rural Development Self Help program and other self-help construction programs within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME program.	HOME, HUD, Rural Development Self Help Program	EDA	Establish an annual meeting with CHDOs to provide policy direction.
Policy 1.7: Encourage innovative housing, site plan design, and construction techniques to promote new affordable housing by the private sector.	1.7a: Continue to provide for greater flexibility in the design of single-family development through the processing of PUDs, specific plans, and area plans, and application of density bonus provisions, when requested, to allow for varying lot sizes and development standards than normally required in residential districts.		TLMA/Building and Safety	Ongoing, as projects are processed.
	1.7b: Encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units by continuing to waive the fees(when funding is available) as an incentive.		TLMA/Building and Safety	Ongoing, as projects are processed.
	1.7c: Encourage new large-scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed-use development.		TLMA	Ongoing, as projects are processed.
	1.7d: The County will explore the adoption of countywide provisions, thresholds, or criteria for affordability to be used in the design of specific plans. In addition, evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria to ensure that projects include a range of densities to meet the County's RHNA.	General Fund	EDA/TLMA	Consider adopting provisions within two years. Continue to pursue on an ongoing basis.
	1.7e: The County will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the County deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development. Prior to adopting any inclusionary program, the County will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market rate housing.	General Fund	EDA/TLMA	Explore options by the end of 2017 consider adopting an ordinance by the end of 2018.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
GOAL 2: TO CONSERVE AND IMPROVE THE CONDITION OF THE HOUSING STOCK, PARTICULARLY AFFORDABLE HOUSING.				
Policy 2.1: Continue to pursue all available federal, state, and local funds to assist housing rehabilitation.	2.1a: When funding is available, advertise and promote the availability of funds for the following: Rehabilitation of single-family and mobile home dwelling units. Rehabilitation of multifamily units.	HOME and other HUD and HCD grants as they become available.	EDA	Ongoing, as funding is available. Provide informational materials as funding permits. Entitled, apply annually HCD and HUD.
	2.1b: The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low- and low-income households.	HUD Capital funds	Housing Authority	Ongoing, throughout the planning period.
	2.1c: Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation.	Tax-exempt private activity bonds	EDA/Housing Authority	As projects come forward assist with the process for applying for funding on the developers behalf.
	2.1d: Continue to provide funding from CDBG-funded Housing Rehabilitation Program to retrofit units to meet accessibility standards.	CDBG	EDA/	Continue program when funding becomes available.
	2.1e: Department of Community Action (DCA) shall continue to implement the Home Weatherization program to conserve existing single-family housing through weatherization and/or rehabilitation.	Department of Energy, Southern California Gas, California Conservation Corp.	DCA	As part of an ongoing program, target 1,600 households in the incorporated portion of the County and 800 households in the unincorporated County.
	2.1f Through the Senior Home Rehabilitation Program (SHRP) The County will provide one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively.	Funding is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside	EDA/Housing Authority	Once funding has been approved. Assist at least 5 households during the planning period.
	2.1g Through the Home Enhancement Program the, assist lower income homeowners fix or repair exterior problems to their homes such as minor roofing, broken/missing windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.	CDBG	EDA	Provide grants to at least 5 households throughout the planning period.
	2.1h The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and	General Fund	EDA/TLMA	Develop a plan by summer 2017.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	stakeholders, the County will develop a plan with specific timelines for implementation by Summer 2017 to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will seek to utilize existing efforts such as community plan updates or other activities and the plan will contain various strategies to avoid or lessen displacement and its impacts and on-going affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.			
Policy 2.2: Enhance the quality of existing residential neighborhoods by including adequate maintenance of public facilities in the County's capital improvement program and requiring residents and landlords to maintain their properties in good condition.	2.2a: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks.		Building and Safety Department/ Department of Environmental Health, Code Enforcement	Ongoing, on a case-by-case basis.
	2.2b Through the Mobile Home Tenant Loan Foreclosure/Abandonment Program, the County will provide assistance where it is economically feasible to recover and preserve an abandoned or foreclosed mobilehome and return it to the affordable housing stock.	Low and Moderate Income Housing Asset Funds, 2010 Housing Taxable Bond Proceeds	EDA/Housing Authority	Preserve a minimum of 17 mobilehomes for very low-income households. Preserve at least 8 within the Housing Element planning period.
Policy 2.3 Facilitate rehabilitation and preservation of farm worker housing.	2.3a: As funding is available, preserve existing affordable mobile home housing stock. The County will also work with park owners and tenants to explore homeownership opportunities such as through the MPRROP program.	CDBG and other HUD and HCD grants as they become available.	EDA/Housing Authority	Annually explore funding sources and as NOFAs are released.
	2.3b: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.		EDA	Continue to hold quarterly meetings to discuss. As funding for programs is available, bilingual brochures will be provided.
Policy 2.4: Preserve the affordability of federal, state, and county subsidized units at risk of conversion to market rate, or other	2.4a: Ensure that County assisted affordable housing remains affordable by doing the following: Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis. Priority on providing financial assistance, where feasible and if funding is avilable, to preserve County assisted affordable units at risk of	HOME and other HUD and HCD grants as they become available.	EDA/Housing Authority	Annually review existing covenants and update as necessary. County will coordinate with owners of at-risk units to have the owners provide tenant education

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
affordable housing resources.	conversion to market rate during the planning period Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced by loan agreements. Coordinate with owners of at-risk units to have the property owners provide education and work with tenants regarding their rights and conversion procedures.			within 30 days of a notice of conversion.
GOAL 3: TO PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, AGE, SEXUAL ORIENTATION, RELIGION, SEX, ETC.				
Policy 3.1: Continue to support fair housing laws and organizations that provide fair housing information and enforcement.	3.1a: Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1. Audits of lending institutions and rental establishments. 2. Education and training of County staff. 3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities.	CDBG	EDA/ Housing Authority	EDA staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.
	3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements.		EDA	2019
Policy 3.2: Provide housing information and counseling to low-income households and households with special housing needs.	3.2a: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.	First Time Home Buyer Down Payment Assistance Program	EDA/ Fair Housing Council	Ongoing, as funding permits.
Policy 3.3: Provide housing services to persons with special needs, including child care, and the homeless.	3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the following: Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities. Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs. Develop a policy to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.		Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits and Community Access Center, DPSS	Ongoing, as projects are processed. Develop a reasonable accommodation procedure by early 2018. Develop an outreach program by early 2018.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
	Coordinate with the Inland Regional Center to implement an outreach program that informs families in the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services found on the County's website, and providing housing-related training for individuals/families through workshops, as funding and staffing permit.			
	3.3b: Continue to utilize the following programs to assist special needs households: 1. Housing Choice Voucher Program (Section 8 Certificates). 2. Family Unification Program. 3. Family Self Sufficiency (FSS) Program. 4. Housing Opportunities for Persons with AIDS (HOPWA). 5. Veteran's Affairs Supportive Housing Program (VASH). 6. Foster Care Youth Program. 7. Tenant Based Rental Assistance Program.	HUD Housing Choice Voucher Program (Section 8 Rental Assistance), Family Unification Program, Family Self-Sufficiency Program, HOPWA, VASH, Foster Care Youth Program, TBRA	Housing Authority, EDA, DPSS	Programs will continue as funding is obtained.
	3.3c: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program, previously known as Section 8 Rental Assistance Program).	HUD	Housing Authority	Ongoing as interested persons contact the Housing Authority.
	3.3d: The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within western and eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.	HUD Shelter Plus Care	Housing Authority/ DPSS	Ongoing, throughout the planning period.
	3.3e: Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).	HUD Housing Choice Voucher Program	Housing Authority	Ongoing, throughout the planning period.
	3.3f: DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.	FEMA, ESG, EHAP	DPSS	Ongoing, throughout the planning period.
	3.3g: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	HUD Supportive Housing program, Shelter Plus Care	DPSS	Ongoing.
	3.3h: The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the Consumer Price Index.		County Executive Office	Ongoing.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
Policy 3.4: Support programs that offer low- and moderate-income households the opportunity for homeownership.	3.4a: Continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners.	CDLAC	EDA	Ongoing. Funding will be available once the Housing Element is in compliance.
	3.4b: Continue to provide down payment assistance and closing cost assistance to low-income first-time homebuyers through the First Time Home Buyer Program.	HOME	EDA	Ongoing. Funding will be available once the Housing Element is in compliance.
Policy 3.5: Expand the availability of affordable and/or special needs housing through acquisition or conversion.	3.5a: Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.	HOME and other HUD and HCD grants as they become available., CDBG, HUD	EDA	Ongoing. Annually meet with interested developers.
	3.5b: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters, or single-room occupancy units (SRO) in conjunction with qualified nonprofit organizations. The Department of Social Services shall work with participating jurisdictions when requested. In addition, the County will process an amendment to Ordinance No. 348 (zoning ordinance) to define SROs and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit.	HUD, HCD	DPSS, nonprofits	Within six months of adoption of the Housing Element.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
Goal 4 Establish Adequate Planning, Administrative and Fiscal Tools to Implement Housing Policies				
Policy 4.1: Evaluate the County's planning policies, codes, development review procedures, and fees as part of the Housing Element update cycle to ensure that they do not represent unjustified constraints to the development of housing. (Note: Other elements of the General Plan address various components of residential neighborhoods that could add to the cost of housing—e.g., Safety Element or Circulation Element—but are considered essential ingredients of balanced communities.)	4.1a: To ensure fees do not pose a constraint to the development of housing, the County will review its fees on an annual basis.	General Fund	TLMA	Annually.
	4.1b: Update the definition of family so that it does not limit the number of persons per household, and does not require that persons are related by blood.	General Fund	TLMA	Within six months of adoption of the Housing Element.
Policy 4.2: Ensure that administrative functions are consistent with housing policies and goals.	4.2a: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in subregional (WRCOG and CVAG) and regional (SCAG) agency meetings to: Establish housing goals beyond county lines that reflect housing markets. Ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary. Encourage the production of affordable housing such as construction defect litigation reform and additional low-income tax credits.	General Fund	EDA/ Housing Authority Executive Office/TLMA	Establish a meeting with County's legislative advocates to ascertain the existing impact and proposed legislation.

Policies	Actions	Implementing Resources	Responsible Agency	Time Frame
Policy 4.3: Consistently monitor and review the effectiveness of the Housing Element programs and other County activities in addressing housing need.	4.3a: Review the Housing Element on an annual basis to determine the effectiveness of the programs in achieving the County's housing goals and objectives. The County will provide the annual report to the Board of Supervisors as to the effectiveness of the Housing Element. A copy of this report will be sent to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).	General Fund	EDA/TLMA	Annually in April.
GOAL #5: REDUCE PER CAPITA RESIDENTIAL ENERGY USE.				
Policy 5.1: Encourage the use of energy conservation features in residential construction and remodeling.	5.1a: Continue to promote and support energy efficiency in new construction by encouraging developers to utilize available energy programs through the local utility providers and once adopted, to be consistent with the County's Climate Action Plan.	Energy Efficiency Block Grant (EECBG) funded by the Department of Energy (DOE).	TLMA/Building and Safety	Implement Climate Action Plan that will include incentives for production of renewable energy resources and greater efficiencies than Title 24. Ongoing as projects are processed through the Planning Department.
	5.1b: The Department of Community Action shall continue to operate the LIHEAP and Home Weatherization programs to reduce maintenance and energy costs for households with low incomes and increase efforts to inform the public about available energy conservation programs.	California Conservation Corp., DOE, state Department of Community Services and Development, WEEK, Emergency Contingency Funds	DCA	Ongoing.

Implementing Resources

Table H-60, below, provides a general listing of available federal, state, private and local resources and programs which may: (1) be currently administered by the County in order to fund its programs, implement its current and proposed actions, and achieve its housing objectives; (2) not currently be administered or utilized by the County but which may be applied for on behalf of the County or other entities including individual jurisdictions, nonprofit agencies/CHDOs, developers, public housing authorities and other providers of housing; or (3) not be available to public jurisdictions but may be applied for by others (nonprofits, for-profit developers, homeowners, public service providers, etc.). The listing is comprehensive in terms of summarizing resources which are applicable to the County and its needs, but is not inclusive of every program available at the federal, state, or private level.

Table H-60 Housing Resources/Programs Summary

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
County Programs/Resources				
General/Multiple Applications				
CDBG Housing Loan Fund	Provides "gap" financing for housing development or rehabilitation projects that serve lower-income households. Financing is provided at below market rate, second or third position loans, in amounts and terms necessary to make a project serving lower-income households financially feasible. The developer is required to provide the bulk of the financing (between 75% to 90%) from non-CDBG sources.	HUD CDBG Allocation	New construction Rehabilitation Acquisition	County EDA
Homeownership Assistance for First-Time Home Buyers and Low-Income Community				
First Time Home Buyer (FTHB) Down Payment Assistance Program	The FTHB program provides HOME funds for down payment assistance to low- and very low-income households that have not owned homes within a three-year period. The program is available for households with an annual income that is not greater than 80% of the area median income published by HUD. The FTHB program provides 20% of the purchase price with a 15-year affordability period as a silent second loan.	HOME	Down payment assistance	County EDA
Mortgage Credit Certificate (MCC) Program	The California Debt Limit Allocation Committee (CDLAC) administers a tax-exempt private activity bond program that provides mortgage credit certificates to qualified buyers toward the purchase of single-family homes. The County of Riverside applies for these competitive funds annually. Offers income tax credit for qualified home buyers in unincorporated County and all participating cities. Qualified buyers use the MCC to reduce the federal tax liability by applying the credit to their net tax due equal to 15% of the annual interest paid on their mortgage loan.	CDLAC tax-exempt private activity bonds	Tax credit	County EDA
Housing Choice Mortgage Voucher Program	The Housing Choice Voucher (HCV) Homeownership Program (HP) allows qualified participants the option to purchase a home and use the HVC Housing Assistance Payment (HAP) toward mortgage payments and other housing costs.	HUD	Monthly Mortgage Assistance	County of Riverside Housing Authority
Riverside/San Bernardino County Housing and Finance Agency Lease Purchase Program	Lease revenue pass-through obligation bonds are issued by the California Cities Home Ownership Authority to fund a lease-purchase program that assists potential first time homebuyers countywide.	California Cities Home Ownership Authority bonds	Lease payment assistance	
Improve Conditions of Substandard Housing and Existing Affordable Housing				
Housing Rehabilitation Program (HRP and CHRP)	The HRP has two sources of funding, each of which governs how and where the program can be used. The HRP program provides one-time grants of up to $20,000 to qualified low-income homeowners to repair or improve the quality of their homes. The grant allows homeowners to address both interior and exterior health and safety issues, housing quality standards, and handicapped accessibility improvements, and enhance the exterior appearance of their properties. Program participants using the HRP funded with CDBG funds must live in a participating city or the unincorporated County. Both programs require a 10-year affordability covenant.	CDBG – Participating cities (CHRP)	Interior rehabilitation Exterior rehabilitation	County of Riverside

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
Senior Home Repair Program (SHRP)	The SHRP provides one-time grants of up to $6,000 to qualified extremely low-income and very low-income senior homeowners (62 years or older) or extremely low-income and very low-income disabled persons of any age to repair or improve their homes. The grant requires that the repairs address health and safety issues and handicapped accessibility improvements.	CDBG Home Improvement Loan Fund	Rehabilitation and repair	County EDA
Enhanced Home Repair (EHR)	The EHR program provides one-time grants up to $6,000 to extremely low-income and very low-income households for home repair or enhancements to address health and safety issues. The program is available to all homeowners regardless of age and it does not require a specific disability.	CDBG	Rehabilitation and repair	County EDA
CDBG Housing Loan Fund	The Housing Loan Fund is a CDBG-funded revolving loan fund which provides low interest and gap financing to private entities intending to improve the conditions of substandard housing and improve the conditions of existing rental housing affordable to low-income families, which is one of the five Consolidated Plan primary goals.	HUD-CDBG allocation	Rehabilitation Acquisition and rehabilitation New construction of special needs housing Build infrastructure to support new construction of affordable housing	County EDA
HOME Program	See HOME description under Federal Resources.			
Address Farm Worker/Migrant Farm Worker Housing Needs				
Mobile Home Park Assistance Loan Program	Provides financing for mobile home park rehabilitation and improvement projects to save very low- and low-income farm worker housing in the Coachella Valley. Eligibility is limited to existing unpermitted mobile home parks located in the unincorporated areas of the Coachella Valley. Affordability is protected by a 45-year deed restriction.		Preserve and rehabilitate mobile home parks	County EDA
Transitional and Supportive Housing	Ordinance No. 348.4706 was adopted March 22, 2011, to allow such facilities in compliance with Senate Bill 2 (which amended Sections 65582, 65583, and 65589.5 of the California Government Code). Transitional and supportive housing for more than six (6) individuals is considered a multifamily residence and is permitted subject to a discretionary permit as other multifamily housing units are permitted within the County. The County does not institute special or unique restrictions for transitional or supportive housing that would prevent the development of such uses.	Private funding	Emergency Shelters Homeless Shelters Transitional support centers	Planning
Farm Worker Housing	Farm worker housing projects are authorized with a Conditional Use Permit in the R-R, R-R-O, A-1, and A-2 zones. Fast Track authority is available for all farm worker projects	Private funding,	Farm labor camps	Planning, EDA
Mobile Home Tenant Loan Assistance Program	This program, recently combined with the Mobile Home Tenant Grant program, offers a loan to mobile home owners who are tenants of unpermitted mobile home parks or agricultural housing facilities and whose mobile home coach does not comply with state and local laws, and which do not have the physical and structural		Preserve and rehabilitate mobile homes and provide home ownership opportunities	County EDA

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
	capacity to be repaired. The program provides financial assistance in the form of loans up to $40,000 for rehabilitation to bring a mobile home unit up to code compliance, or may be used for replacement of the units if rehabilitation is structurally infeasible. Eligibility is restricted to very low-income owner occupants of mobile homes in the unincorporated areas of the Coachella Valley.			
Agricultural Housing Assistance Loan Fund Program	Provides financial aid in terms of an at- or below-market interest loan up to $75,000 to bring existing agricultural housing facilities in danger of closure due to lack of facility compliance with federal, state and/or local laws and regulations up to code, or to provide infrastructure improvement projects. Targeted solely to low-income farm workers in the unincorporated areas of the Coachella Valley. Units are restricted for a term of 55 years.		Rehabilitation Infrastructure improvements	County EDA
Assist in Development of Affordable Rental Housing				
HOME Program	Continue to provide loans to eligible nonprofits, CHDOs and developers of affordable housing for new construction and acquisition of affordable rental housing projects. 15% of the HOME allocation granted for Riverside County is reserved for private, nonprofit organizations.	HOME	New construction Acquisition/rehabilitation Tenant-based rental and security deposit assistance	County EDA
CDBG	The CDBG Housing Loan Fund is a revolving loan fund which provides low interest and gap financing to private entities in pursuit of achieving the expansion of the affordable rental housing stock for low-income and special needs households, which is one of the primary goals of the County's Consolidated Plan.	HUD-CDBG Allocation Program	New construction acquisition/rehabilitation	County EDA
Provide Shelter for Homeless				
Once in a Lifetime Homeless and Diversion Payment Program	Provide funds to qualified applicants to cover living costs.	Federal, state and local	Homelessness prevention	County DPSS
CDBG	The County allocates a portion of CDBG funds to provide assistance for public services and public facilities to operate and support emergency shelters and transitional facilities.	HUD-CDBG allocations	Operation expenses of emergency shelters and transitional facilities	County EDA
Continuum of Care Homeless Assistance Program	The County's Continuum of Care program is administered by the Department of Public Social Services (DPSS). The program addresses homeless programs and services utilizing a variety of funding resources and programs. See Continuum of Care (McKinney Act), Supportive Housing Program, Shelter Plus Care, and Housing Choice Voucher Program (Section 8 Moderate Rehabilitation) for SRO program under the Federal Resources heading)	Federal ESG, CDBG, FEMA, Supportive Housing Program, Shelter Plus Care; state HCD	Homeless outreach Homeless prevention Homeless facilities Transitional facilities Permanent supportive housing support services	County DPSS
Emergency Cold Weather Shelter Program	Provide emergency cold weather shelter at four locations throughout the County, including two National Guard Armories.	HUD Emergency Shelter Grants, Emergency Food and Shelter Grants, General Fund	Cold weather shelters	County DPSS

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
Federal Emergency Shelter Grants	See description under Federal Resources.			
Emergency Food and Shelter National Board Program	See description under Federal Resources.			
Emergency Housing Assistance Program	See description under State Resources.			
Federal Emergency Management Agency	See description under Federal Resources.			
HOME Investment Partnership Formula Grant Program	See description under Federal Resources.			
Housing Assistance				
County Weatherization Program	Provide weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, etc., and financial assistance.	Southern California Gas, DOE, WEER, LIHEAP	Weatherization Rehabilitation	Department of Community Action
Misc.				
Density Bonus Ordinance	Provides for the adoption of a Density Bonus Ordinance consistent with state law by.		New construction	County Planning Department
Federal Resources				
223(f) mortgage Insurance for Purchase/Refinance	Mortgage insurance for purchase or refinance of existing multifamily units.	HUD	Acquisition New construction Administration	Applied for by others
241(a) Rehabilitation Loans for Multi-Family Projects	Provides mortgage insurance for improvements, repairs, or additions to multifamily projects	HUD	Energy conservation Multifamily rehabilitation	Applied for by others
221(d)(3) and (4) Mortgage Insurance for Rental Housing	Provides mortgage insurance to fund good quality rental or cooperative housing for low- and moderate-income families.	HUD	New construction Refinance	Applied for by others
Capital Fund Grant Program	Funds are allocated for the modernization of all HUD affordable housing. This modernization includes compliance with Section 504 of the Rehabilitation Act of 1972 for accessibility requirements and capital improvements in the affordable housing projects.	HUD	Rehabilitation Accessibility retrofit	County of Riverside Housing Authority

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
Community Development Block Grant (CDBG) Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities.	HUD	Acquisition Infrastructure improvements Group homes/homeless and transitional housing Housing preservation and rehabilitation New construction (if completed by nonprofit groups)/self-help housing Public services and community facilities Landlord/tenant mediation Accessibility retrofit and energy conservation Administration	County of Riverside EDA
Community Development Technical Assistance Grants	Provides technical assistance funds under four separate technical assistance programs: CDBG technical assistance; Community Housing Development Organization (CHDO) technical assistance; HOME technical assistance, and Supportive Housing technical assistance.	HUD	Technical assistance	Applied for by others/County
Community Facilities Loans	To provide loan and loan guarantees to fund the construction, enlargement, or improvement of community facilities in rural areas, towns, and cities with populations up to 50.	Rural Housing Service	Community facilities Infrastructure/public works	Applied for by others
Congregate Housing Services Program	Provides grants to public agency or private nonprofits to provide meals and other supportive services to frail elderly and persons with disabilities residents in federally assisted housing. Also supports remodeling to meet accessibility needs.	HUD	Group homes/congregate Care social services Administration	Applied for by others
Continuum of Care for Homeless Persons (McKinney)	Provides grants to assist the homeless through a combined NOFA for three programs: Supportive Housing, Section 8 SRO, and Shelter Plus Care. These programs provide services and transitional or permanent housing for homeless persons. (Specific programs are described individually in this matrix.)	HUD	Rent subsidies (S+C) Rental housing rehabilitation Acquisition of group homes, homeless shelters, transitional housing and SROs.	Administered by County of Riverside DPSS
Disaster Relief Program	Provides grants for assistance to jurisdictions and victims hit by emergencies or disasters, as declared by the President. Funds are for repair, restoration, reconstruction or replacement of public and nonprofit facilities, loans to local government to cover tax and revenue losses, and emergency shelter for up to 18 months.	FEMA	Homeless shelters, SROs, and transitional housing Rehabilitation	Applied for by others and County (as needed)

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
Disposition of HUD Multifamily Housing	To dispose of multifamily housing owned or financed by HUD that is delinquent, under workout or foreclosed with mechanisms designed to preserve the low- and moderate-income housing stock. Provides loans and rent subsidies for a 15-year term, with priority given to nonprofit organizations.	HUD	Acquisition New rental housing Preserve existing affordable housing	Applied for by others
Emergency Food and Shelter (EFS) Program	EFS meets the needs of the hungry and homeless by providing funds to local public agencies and nonprofits to provide emergency food and shelter. Program funds are used to provide the following housing assistance, as determined by the local board in funded jurisdictions: lodging in a mass shelter or hotel; one month of rent or mortgage payment; one month's utility bill; and minimal repairs to allow a sheltering facility to function during the program year.	HUD	Homeowner assistance Rental assistance Emergency shelter assistance	Administered by County DPSS
Emergency Shelter Grants (ESG)	An entitlement program established under the Stewart B. McKinney Act. Annual grant funds are allocated on a formula basis. Funds are provided to jurisdictions for renovation, rehabilitation, conversion of buildings for use as emergency shelters for the homeless, and for payment of specific costs associated with maintenance and operation of shelters for homeless prevention activities. Eligible subrecipients are nonprofit shelter providers and public agencies. The County administers the funds from this program for a number of homeless facilities and services, and selects nonprofit agencies to receive ESG funds for emergency shelter and essential services for homeless.	HUD	Homelessness prevention Rehabilitation/conversion of buildings for use as shelters Cold weather shelters 30% on essential services Operating costs	Administered by County EDA
FDIC Affordable Housing Program	Sell homes and multifamily property to provide homes for low- and moderate-income households. Provides purchase assistance for rehabilitation costs and closing costs.	Federal Deposit Insurance Corporation	Acquisition Rehabilitation	Applied for by others
FEMA	FEMA offers disaster assistance for housing through low interest loans or cash grants for individuals and disaster grant assistance for the repair, replacement, or restoration of disaster damaged publicly owned facilities and the facilities of certain nonprofit organizations.	Federal Emergency Management Agency	Housing assistance Rehabilitation Homeless and transitional housing	FEMA
Federal Home Loan Bank Affordable Housing Program	Federal law requires each of the 12 District Federal Home Loan Banks to establish an Affordable Housing Program under which the District Bank provides low cost funds to member saving institutions for below market rate loans or grants for affordable housing activities. Member banks then provide grants and below market loans to organizations for the purchase, construction, and/or rehabilitation of rental housing. A minimum of 20% of the units must be occupied and affordable to very low-income households.	Federal Home Loan Bank	Acquisition New rental unit construction Rental unit rehabilitation	Applied for by others
Federal Home Loan Bank Community Investment Program	This program provides long-term funding at fixed rates to develop rental housing, including acquisition, rehabilitation and construction, or to finance first-time home purchases for families and individuals with incomes up to 115% of the area median income.	Federal Home Loan Bank	Acquisition New rental unit construction Rental unit rehabilitation First time homeowner assistance	Applied for by others

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
HUD Single Family Property Disposition Program	Sells HUD-acquired single-family properties to expand homeownership opportunities and strengthen neighborhoods. Up to 10% of HUD-held single-family properties are made available for lease for use in homeless programs – rent is $1.00 per year. Nonprofit organizations may purchase properties for use in homeless programs for 30% less than the HUD fair market value.	HUD	Homeowner assistance Homeless facilities Rehabilitation	Applied for by others
Homeless Providers Grants and Per Diem Program	Provides grants to nonprofits and public entities to develop programs that help veterans recover from homelessness, including transitional housing and supportive services for homeless veterans.	Department of Veterans Affairs	Acquisition Operation Social services Homeless facilities	Applied for by others
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are allocated to the City of Riverside on behalf of all of the jurisdictions in Riverside County. Funds are made available countywide for supportive social services, affordable housing development, and rental assistance. Provides local governments and nonprofits the opportunity to devise long-term strategies for meeting the housing needs of persons with AIDS and their families.	HUD	Project- or tenant-based rental assistance Supportive services and prevention activities Primary medical care administration Acquisition, rehabilitation, and leasing of property	Administered by the City of Riverside
HOME Investment Partnership Formula Grant Program	The HOME Investment Partnerships program affords state and local government the flexibility to fund a wide range of low-income housing activities through housing partnerships among states, localities, private industry, and nonprofit organizations. The intent of this program is to expand the supply of decent, safe, and sanitary affordable housing. The HOME program provides local funds to finance the development of affordable ownership and rental housing, preservation of existing housing, and homeownership assistance. The County of Riverside utilizes HOME funds for: new construction assistance to CVHC, Habitat for Humanity, other CHDOs, developers, and participating jurisdictions; transitional housing facilities; predevelopment assistance, the First Time Home Buyers Assistance Program; and acquisition and/or rehabilitation of mobile homes and multifamily units. 15% of a state or local jurisdiction's HOME funds must be set aside for use by community-based nonprofit organizations (CHDOs). (See programs under County Resources.)	HUD	New construction Multifamily acquisition and/or rehabilitation Site improvements CHDO assistance Homeowner assistance Tenant-based security deposit assistance Administration	County EDA
Inner City Ventures Fund	As the lending arm of the Community Partners, this program provides loan financing to rehabilitation projects in endangered, low-, moderate-, and mixed-income historic neighborhoods.	National Trust for Historic Preservation	Rehabilitation Homeless/SROs/ transitional facilities	Applied for by others
Low Income Housing Preservation – Tenant Assistance/Capacity Building	Provides grants to enable resident groups and nonprofits to buy HUD-assisted multifamily projects. Pre-development and resident capacity grants available.	HUD	Acquisition Preservation of affordable housing	Applied for by others (nonprofits)

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
Low Income Housing Tax Credit Equity Program	Equity investment for acquisition and rehabilitation of rental programs.	National Affordable Housing Trust	New construction and rehabilitation of rental units Preservation of affordable housing Acquisition Transitional/SROs	Applied for by others
National Preservation Loan Fund	Program makes loans to establish or expand preservation-revolving funds and loan pools and to acquire and/or rehabilitate historic building sites and districts. Properties must be listed in the National Register of Historic Places.	National Trust for Historic Preservation	Acquisition Rehabilitation Self-help housing Homeless/SRO and transitional housing	Applied for by others
RECDs	Tenant assistance to ensure that residents do not pay more than 30% of their income for rent.	Rural Housing Service	Tenant assistance	Applied for by others (nonprofit agencies)
Rural Development Loan Program	Loan program to provide housing for farm workers.	Rural Housing Service	New construction	Applied for by others (nonprofit agencies - CVHC)
Rural Self Help Housing Technical Assistance Grants	Provides grants to sponsoring organizations to provide technical and supervisory assistance which will help low-income households participate in self-help housing construction.	Rural Housing Service	New construction and rehabilitation of single family units Self-help housing	Applied for by others
Rural Homeless Housing Assistance	Provides grants to nonprofits in rural areas to provide direct emergency assistance to those in rural areas that are homeless or at risk of becoming homeless. Assistance may be used for rents, utility or mortgage assistance, security deposit, or short-term lodging in motels.	HUD	Emergency/transitional shelter Rehabilitation Rental assistance	Applied for by others
Rural Housing Preservation Grants	Supports the rehabilitation and repair of homeownership and rental housing for very low- and low-income households living in rural substandard housing.	Rural Housing Service	Rehabilitation Construction Preservation of affordable housing Energy conservation	Applied for by others
Section 515 Rural Rental Housing Loans	Makes loans for the creation of rental housing in rural areas for persons with incomes below 80% of the County median.	Rural Housing Service	Acquisition Infrastructure New construction and rehabilitation of rental housing Group homes Operation	Applied for by others

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
Section 202 Supportive Housing for the Elderly	Provides capital grants and operating subsidies for supportive housing for the elderly in the way of loans, grants, and rent subsidies.	HUD	Acquisition New rental construction and rehabilitation Operation Rental assistance Social services	Applied for by others
Section 521 Rural Rental Assistance Program	Provides direct rental assistance payments in conjunction with applications for rural rental housing projects for very low- and low-income tenants.	Rural Housing Service	Rent subsidies	Applied for by others
Section 523/524 Rural Housing Site Loans	Provides loans to enable public and private nonprofit groups to obtain and develop land for housing sites in rural areas.	Rural Housing Service	Acquisition Infrastructure	Applied for by others
Housing Choice Voucher Program	The Housing Choice Voucher program provides rent subsidies to owners of housing units on behalf of extremely low- and very low-income tenants. Under this program, tenants pay 30% of their monthly income on rent. In order to be compliant with regulatory requirements, the Housing Authority will release families to result in a lease up of 75% of the families being at or below 30% of the median income (extremely low income).	HUD	Rental assistance	Administered by County Housing Authority
Section 8 Mainstream Program for Persons with Disabilities	Funds are available through Public Housing Authorities and nonprofit disability organizations to provide Section 8 rent subsidies targeted to people with disabilities.	HUD	Rental assistance	Administered by County Housing Authority
Section 8 Moderate Rehabilitation Program for Single-Room Occupancy (SRO) Dwellings for Homeless Individuals	This program, one of the three programs under the McKinney Continuum of Care Program umbrella, provides public housing authorities and nonprofit organizations with rehabilitation assistance to convert existing facilities into SROs for homeless individuals. SRO projects enter into agreements with the Housing Authority which provides Section 8 rental assistance to those units for up to 10 years.	HUD	Rehabilitation assistance	Administered by DPSS
Section 108 Loan Guarantee	Program allows jurisdictions to pledge future CDBG grants as collateral to guarantee private market loans to allow large community development projects, such as acquisition of property, rehabilitation, demolition, etc.	HUD	All uses	County and participating jurisdictions are eligible
Section 538 Rural Rental Housing	Provides guaranteed loans to lenders and eligible housing providers to generate new and better affordable housing in rural areas.	Rural Housing Service	New rental construction	Applied for by others
Section 811 Supportive Housing for Persons With Disabilities	Provides funding to developers of housing for persons with disabilities, low-income households. Provides capital grants and project rental assistance contracts to nonprofit sponsored housing developments for persons with disabilities. Section 811 provides 100% of the development costs (which do not have to be repaid) if the project remains available to very low-income people with disabilities for 40 years.	HUD	Acquisition Group homes New construction and rehabilitation of rental units Social services	Applied for by others

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
Self-Leveraging Revolving Loan Fund	Work with participating banks to establish revolving loan funds with CDBG seed money and matching bank funds.	CDBG; banks	New construction Rehabilitation Infrastructure improvements Housing assistance	County EDA
Shelter Plus Care Program	Provides rental assistance that is either tenant-based, project-based, or sponsor-based to maximize independence for homeless persons with disabilities, primarily those with mental illness, chronic problems with alcohol or drugs and AIDS or related diseases.	HUD	Rehabilitation of rental units Tenant- or sponsor-based rental assistance Social services	Administered by DPSS
Self Help Home Ownership Opportunity Program	Program funded by an allocation from HUD which funds land acquisition and infrastructure for sweat equity homes.	Housing Assistance Council	Acquisition Infrastructure New construction single family	Applied for by others (nonprofits)
Supportive Housing Program	This program is one of the three programs under the McKinney Continuum of Care Program umbrella. The program provides supportive housing and/or supportive services to homeless persons. Funding can be used for transitional housing facilities, permanent supportive housing for persons with disabilities, or other supportive services.	HUD	Transitional housing construction, acquisition, leasing or rehabilitation Operating costs Supportive services	Administered by County DPSS
Use of Federal Real Property to Assist Homeless	To lease, permit, or donate certain real property (land or buildings) for use to assist the homeless. HUD surveys each federal agency each quarter to determine which properties are excess, surplus, unutilized, or underutilized.	HUD	Emergency shelter, transitional housing or SROs New rental construction	Applied for by others
Federal Emergency Shelter Grant program	Provides grants for rehabilitation and operation of emergency shelters.	HUD	Rehabilitation Operation	Administered by EDA
Youth Build	Provides grants for projects employing economically disadvantaged young adults to build or rehabilitate housing and housing-related facilities. Aim is to provide these young adults with meaningful on-site training in housing construction and rehabilitation.	HUD	New construction Rehabilitation Operations Social services/job training	Administered by EDA
State Resources				
Multifamily Housing Program – Acquisition and Rehabilitation Component	Acquisition and rehabilitation of existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Terms for loans are 55 years.	HCD	Preservation of existing affordable housing Rent subsidies Multifamily rehabilitation Acquisition	Applied for by others

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
CDBG Economic Development Allocation – Enterprise Fund Component	Program reserves block grant funds for cities and counties, which in turn make loans to businesses, fund public infrastructure improvements, or fund activities that will foster the development of micro-enterprises	HCD	Business start-up Infrastructure development	Cities or County are eligible
CDBG Economic Development Allocation – Over the Counter Component	Loans to businesses and grants to cities and counties for infrastructure required to assist businesses that create or retain jobs for low-income persons.	HCD	Business start up Infrastructure development	Cities or County are eligible
CDBG Planning/Technical Assistance	Provides grants to be used for planning and feasibility studies related to public works, housing rehabilitation and construction, community facilities, public services and community development.	HCD	Planning technical assistance	Cities or County are eligible
California Self-Help Housing program	Provides grants to governmental agencies, nonprofit, and cooperatives to provide technical assistance to participants who are building their own residence. 10% simple interest loans made to sponsor organizations to assist with project development and construction.	HCD	New construction assistance Administration	Applied for by others
CalHOME	Loans and grants to local public agencies and nonprofit developers to assist individual households through deferred payment loans; direct, forgivable loans to assist development of projects involving multiple ownership units, including single-family subdivisions.	HCD	Acquisition Energy conservation Infrastructure development New construction single-family	County EDA, or applied for by nonprofit agencies
CHFA 501(c)(3) Preservation Mortgage Program	Provides 30-year term acquisition loans to nonprofit agencies for acquisition and refinance of existing assisted projects. Requires that 20% or more of the units be reserved for households with incomes below 50% of the County median.	California Housing Finance Agency (CHFA)	Acquisition Refinance	Applied for by others
CHFA Affordable Housing Partnership Program	Below market rate, long-term mortgage loans combined with purchase assistance for income eligible first-time homebuyers to purchase a single-family home. Eligible sales price varies by County and are the same as under the CHFA Single Family program.	California Housing Finance Agency	Acquisition Purchase homes	Applied for by others
CHFA Builder Lock (BLOCK)	Builder/developers may purchase forward commitments for permanent mortgage financing for CHFA eligible borrowers tied to their construction/marketing program at single-family developments.	California Housing Finance Agency	New construction of single-family and multifamily units	Applied for by nonprofits and for-profit organizations
CHFA California Home Ownership Assistance Program (CHAP)	Equity sharing mortgage participation loan whereby the state provides loans up to 49% of the purchase price of a home with the balance funded by a private lender.	California Housing Finance Agency	Housing assistance	Applied for by others
CHFA CHAP 100% Loan Program	Provides 100% of the financing needs of first-time homebuyers.	California Housing Finance Agency	Housing Assistance	Applied for on behalf of others
CHFA Bridge Loan Program	A second loan program designed to provide tax-exempt funds necessary to meet the 50% basis test required for 4% tax credits.	California Housing Finance Agency	Housing Assistance	Applied for by others

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
CHFA HELP Program	To provide affordable housing opportunities through program partnerships with local government entities consistent with locality affordable housing priorities. Provides loans for acquisition, gap financing, construction, redevelopment and pre-development. Funds must be used to directly provide affordable housing units with minimum affordability term of 10 years.	California Housing Finance Agency	Acquisition Preservation of affordable units Rehabilitation	County of Riverside Housing Authority
CHFA Mobile Home Park Tenant Acquisition Program	Provides tax-exempt bond financing for tenant acquisition of mobile home parks in conjunction with the state Mobile Home Park Resident Ownership program and/or local government funding. Program is conjunction with Bank of America. Funds have been suspended at this time.	CHFA	Mobile home park purchase assistance	Applied for by others
DOE Energy Weatherization Assistance Program	Reduces the heating and cooling costs for low-income families by improving energy efficiency of their homes. Focuses on low-income seniors, individuals with disabilities, and families with children. Assistance includes: (1) in-home energy education; (2) energy-related home repairs; (3) blower door guided air sealing; (4) heat system safety tests, repair and tune; (5) duct insulation and sealing; (6) attic insulation; and (7) hot water savings measures.	California Department of Community Services and Development	Energy conservation Rehabilitation and repair	County of Riverside Department of Community Action
Emergency Housing Assistance Program	Each county receives a grant allocation. Eligible activities include operating facilities to provide emergency or transitional shelter acquisition, construction, expansion or rehabilitation, counseling, rental assistance, equipment purchases, and program costs.	HCD	Emergency shelter	County of Riverside DPSS
Family Housing Demonstration Program (FHDP)	An FHDP development has three components consisting of housing, supporting services which may include an on-site child care center, and a job training and development program. The program provides loans for gap financing—the future funding of which requires voter approval for bond issuance.	HCD	Acquisition New rental construction Rehabilitation	Applied for by others (nonprofit agencies – CVHC)
Farm Worker Housing Assistance program	Provides grants to public and private nonprofits to provide technical assistance to farm workers and farm worker housing agencies toward securing temporary or permanent housing.	Employment and Training Administration	Technical assistance and counseling	Applied for by others
Farm Worker Housing Grant Program	Provides loans, grants, down payment assistance and technical assistance to provide housing opportunities for agricultural households.	HCD	Acquisition New construction Rehabilitation Self-help housing	Applied for by others
State Emergency Shelter Grant program	Provides grants for rehabilitation and operation of emergency shelters.	HCD	Rehabilitation Operation	Applied for by others
Joe Serna Jr. Farm Worker Housing Grant Program	Provides owner-occupied and rental units for agricultural workers, with priority for lower-income households. Provides grants to assist development or rehabilitation of various types of housing projects for agricultural worker households. An affordability term of 40 years is required for new rental housing; an affordability term of 20 years is required for rehabilitation.	HCD	Acquisition Site development New construction and rehabilitation of rental units Mortgage writedowns	County EDA, or applied for by nonprofits

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
Loan Packaging Program	To increase access to capital for low-income communities with a focus on financing housing at affordable rates and terms.	Low Income Housing Fund	Acquisition New construction Rehabilitation Homeless SRO/transitional housing Mobile home park purchase assistance	Applied for on behalf of others
LIHF Mortgage Banking Pools	Increases access to capital for low income communities. Provides bridge loans for tax credit purposes.	Low Income Housing Fund	New construction Rehabilitation Transitional/SROs Self-help housing	Applied for by others
Low Income Home Energy Assistance Program (LIHEAP)	The LIHEAP block grant is funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1) the Weatherization Program which provides free weatherization services to improve the energy efficiency of homes including attic insulation, weather stripping, minor housing repairs, and related conservation measures; (2) the Home Energy Assistance Program (HEAP) which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; and (3) the Energy Crisis Intervention Program which provides payments for weather-related emergencies.	California Department of Community Services and Development	Financial assistance Energy conservation	County of Riverside Department of Community Action
Low Income Housing Tax Credit Program	To encourage low-income housing production and provide lower rents by offering a federal and state income tax credit based on the cost of acquiring, rehabilitating, or constructing low-income housing. Terms of affordability are for 55 years. Construction and permanent financing are required from other sources.	State Tax Credit Allocation Committee	Acquisition New construction and rehabilitation of rental units Preservation of affordable housing SROs	Applied for by others
Mobile Home Park Resident Ownership Program	Provides acquisition loans and construction/rehabilitation loans for purchase of mobile homes parks by resident organizations, as well as down payment assistance and rent subsidies.	HCD	Mobile home park purchase assistance Acquisition of mobile home parks	Applied for by others
Mobile Home Park Resident Ownership Program	Technical assistance to mobile home park organizations and low interest loans for conversion or acquisition.	HCD	Housing assistance Supportive services/ technical assistance Administration	Applied for by others
Multifamily Low Income Housing Program	Program provides tax-exempt bond financing for a variety of projects, such as for multifamily and seniors, representing direct benefits to cities.	California Statewide Communities Development Authority	Acquisition New rental construction Rental rehabilitation	Applied for by others

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities to migrant housing. Provides loans, grants, gap financing and assistance.	HCD	Acquisition New construction and rehabilitation of rental housing	Applied for on behalf of others
Multifamily Housing Program	New construction/rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of non-residential structures to rental housing.	HCD	Acquisition New construction and rehabilitation of rental housing Preservation of affordable housing Transitional housing/SROs	Applied for by others
Preservation Financing Program	Provides tax-exempt financing for the acquisition or refinancing of projects with expiring Section 8 contracts that would opt out of subsidy contracts.	CHFA	Acquisition Preservation of affordable housing	Applied for by others (nonprofits)
Rural Seed Money Loan programs	HAC operates a number of revolving loan funds to provide seed money for rural housing and development projects intended to benefit very low- and low-income persons.	State Housing Assistance Council (HAC)	Acquisition Infrastructure New construction Rehabilitation Preservation of affordable housing Self-help housing	Applied for by others
Surplus Land Priority Sale	California Government Code requires that a 60-day advance notice priority be given in the sale or lease of excess properties to sponsors or government agencies that would develop low- and moderate-income housing.	California Department of Transportation	Land acquisition New construction	Applied for by others or County
Surplus Property Sale	Program allows for a 30-day period during which agencies wishing to purchase land for park, open space, or low- and moderate-income housing can have priority over other purchasers.	California Department of Water Resources	Land acquisition New construction	Applied for by others or County
Tax-Exempt Affordable Mortgage Program	Provides bond-financed fixed-rate mortgages for 30 to 40 years to developers of housing that have at least 20% of the units occupied and affordable to households making less than 50% of the County median.	CHFA	Acquisition New construction and rehabilitation of rental units	Applied for by others (nonprofits, for-profits and public housing agencies)

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
Tax-Exempt Private Activity Bond Program	CDLAC administers the tax-exempt private activity bond program available annually for California. The bonds issued are purchased by the private sector and the repayment is not an obligation of the state or federal government. Agencies and organizations authorized to issue tax-exempt private activity bonds must receive an allocation from CDLAC. Two programs apply to housing: (1) Multifamily Rental Housing: State and local agencies can issue tax-exempt housing revenue bonds to assist developers of multifamily rental housing units acquire land and construct new projects or purchase and rehabilitate existing units. (2) Single Family Housing: State and local agencies can issue tax-exempt mortgage revenue bonds to fund mortgages for homebuyers. The tax-exempt source of funds reduces the interest rate paid by purchasers by approximately 1% or more depending on current market conditions.	California Debt Limit Allocation Committee (CDLAC)	New construction or rehabilitation of rental units Acquisition and rehabilitation of rental units Homeowner assistance	County of Riverside through the state (for MCC program)
Private Resources				
Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction, or rehabilitation of owner-occupied housing by very low-, low-, and moderate-income households and/or to finance the purchase, construction, or rehabilitation of rental housing.	Federal Home Loan Bank of San Francisco	Acquisition Homeless and transitional facilities Mobile home park purchase assistance New construction Rehabilitation Self-help housing	Applied for by others
Bridge Financing program	Provides bridge financing for tax credit projects.	Rural Community Assistance Corporation	New rental housing	Applied for by others
CRA Lending	Includes tax credit, Affordable Housing Program, and permanent loans for housing and community development.	SAMCO	Homeless and transitional housing New rental units Multifamily rehab	Applied for by others
Adtech.net	Grants for down payment assistance for first time homebuyers.	Adtech	Housing Assistance	Applied for by others
Bridge Loan Program	Provide a bridge loan to provide flow of funding between project closing and equity pay-ins by tax credit investors. To be used with tax credit projects by nonprofit organizations.	Local Initiatives Managed Assets Corp.	Rehabilitation Acquisition New rental construction	Applied for by others
California Community Reinvestment Corporation	Nonprofit mortgage banking consortium that pools resources through a revolving blind loan pool to reduce lender risk in financing affordable housing. Provides long-term debt financing for affordable single-family and multifamily housing, acquisition, preservation, and rehabilitation.	California Community Reinvestment Corporation	Acquisition	Applied for by others

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
Community Development Finance Department	Department will address the credit needs of low- and moderate-income families by providing real estate-related credit products. Provides construction/rehab loans.	Union Bank of California, NA	Acquisition Infrastructure development New construction Rehabilitation Self-help housing	Applied for by others
House America	Program provides affordable residential lending for low- and moderate-income individuals.	Countywide Home Loans	Acquisition	Applied for by others
Mercy Loan Fund	Makes loans to projects in which conventional financing is not available or not affordable and promotes innovative and effective financing arrangements.	Mercy Loan Fund	New construction Rehabilitation Acquisition	Applied for by others
Neighborhood Housing Services (NHS)	NHS is a three-way partnership among neighborhood residents, local government. and local businesses. NRG provides direct technical assistance, expendable grants and capital grants to NHS, which makes loans for rehabilitation.	Neighborhood Reinvestment Group (NRG)	Rehabilitation Energy conservation Community Services/facilities	Applied for by others
Nonprofit Program	Program purchases loans from lenders, such as community loan funds, community development financial institutions, and commercial banks, so that lenders can recycle loan funds to increase the development or acquisition of low- and moderate-income housing.	Local Initiatives Managed Assets Corporation	New construction and rehabilitation of rental units Preservation of affordable housing Homeless/SRO and transitional housing Mobile home park purchase assistance	Applied for by others
Permanent Loan Program	Program provides 10- and 15-year fully amortized loans.	Rural Communities Assistance Corp.	Acquisition Community facilities Mobile home park purchase assistance New construction and rehabilitation of rental units SROs Public works	Applied for by others
Pre-development/ Construction Loan Program	A revolving loan fund making loans at below market rates to finance a multitude of activities related to general housing and community facility projects.	Rural Communities Assistance Corp	See above New construction/ rehabilitation of single-family units Infrastructure Self-help housing	Applied for by others

Housing Program	Program Intent/Description	Funding Source[1]	Eligible Activities	Sponsor
Self Help Housing Program	Program provides technical assistance to individuals participating in self-help housing.	Self-Help Enterprises	Technical assistance	Applied for by others
Southern California Gas Company – Direct Weatherization Program	Contracts with the Riverside County Department of Community Action to provide funds for assistance to low-income households for weatherization measures and energy-efficiency measures including such actions as weather stripping, water heater wrapping, installation of low-flow shower heads, and others specific to individual needs.	Southern California Gas Company	Energy conservation	County of Riverside Department of Community Action
WorldBRIDGE Initiative	Provides lower interest construction financing for affordable or mixed-income rental housing or affordable home ownership through a consortium of World Savings/Calers/Wells Fargo Bank of America.	Bridge Housing Corp.	New construction SROs	Applied for by others

Source: Riverside County, 2013

Quantified Objectives

State Housing Law requires that each jurisdiction establish the maximum number of housing units that will be constructed, rehabilitated, and preserved over the planning period. The Quantified Objectives for the Housing Element reflect the planning period from January 1, 2014 through October 1, 2021.

It is important to note that while the Quantified Objectives are required to be part of the Housing Element and the County will strive to obtain these objectives, the County cannot guarantee that these needs will be met given limited financial and staff resources, the current development climate in the county, and the changing gap in the affordability of housing resources and incomes. Satisfaction of the County's share of regional housing needs will depend heavily on the cooperation of private funding sources and developers, as well as resources of the state, federal, and County programs that are used to support the needs of the lower-income and special needs households. Additionally, outside economic forces heavily influence the housing market. Current economic challenges have chilled much of the activity in the new housing market. The Quantified Objectives assume optimum conditions for the production of housing; however, environmental, physical, and market conditions exert influence on the timing, type, and cost of housing production in a community. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

New Construction

Table H-61 contains the quantified objectives that will be used as guidelines toward meeting the County of Riverside's new construction objectives for the planning period, inclusive of 2014–2021, and compares them to the fair share established by the RHNA.

Quantified objectives for new construction are based on the following factors and assumptions:

- County records of units completed between 2008 and 2013.
- Entitled projects either under construction or awaiting Board of Supervisors review and approval, or projects which have been the subject of negotiation with the County but for which permits are pending.
- Potential projects for which builder, developers, or nonprofit entities have expressed interest in pursuing but no activity in terms of filing permit applications, or negotiations with the County, have occurred at this point.
- Potential units established as targets by the 2013–2021 Action Plan utilizing federal, state, or local funding options, such as senior units and multifamily units utilizing multifamily revenue bonds, federal funding, CHFA, or tax credit financing assistance obtained by others, or transitional/permanent housing facilities.
- Potential market rate units (with yet undetermined builders, developers, or other entities), located primarily within adopted specific plans, based on past development trends.

Rehabilitation/Conservation

The County's Housing Rehabilitation Programs (RHRP and CHRP) for single-family and mobile home units, the Minor and Enhanced Senior Home Repair programs, the CDBG Housing Loan Fund, the Mobile Home Tenant Assistance Program, the Mobile Home Park Assistance Loan program, the Agricultural Housing Loan program, and multifamily rehabilitation projects utilizing HOME will address the rehabilitation of housing units owned

and/or rented to lower-income households in the County. It is assumed that the majority of moderate- and above-moderate income households will rehabilitate units as needed through private efforts

Preservation

Currently, there are no units at-risk units of converting to market rate over the next 10-years.

Table H-61 Quantified Objectives 2014 – 2021

Unit Type/Description	# Units		Income Levels				
	Incorp.	Unincorp	EL	Very Low	Low	Mod	Above Mod
New Construction							
Single Family Affordable/Assisted							
Nuestro Orgullo Self Help Homes, Mecca		291		44	39	208	
Tierra Bonita Self Help Homes, Coachella	39				39		
Perris Single-Family Homes, Perris	2				2		
Canal Street Homes, Jurupa Valley	2				2		
Mustang Lane Infill Housing Project, Jurupa Valley	5				5		
Jurupa Valley CalVet REN Community, Jurupa Valley	26				26		
Subtotal Single-Family Affordable	*74*	*291*		*44*	*113*	*208*	
Multi-Family Affordable/Assisted							
Paseo de los Heroes III, Mecca		81		80			
Villa Hermosa Phase 2, Indio	68			67			
Vista Rio Apartments Phase I, Jurupa Valley	39		5	17	16		
March Veterans Village Apartments, JPA	138			118	18		
Illinois Avenue Apartments, Beaumont	38			18	19		
Madera Vista Apartments, Temecula	30			8	21		
Mission Gateway Villas, Jurupa Valley	68		18	49			
Veterans Village of Cathedral City	60		38	21			
Wildomar Apartments, Wildomar	204				202		
Vista Montana Apartments, Coachella	80				79		
Oasis Villas Phase I (Middleton), Thermal		51			50		
Oasis Villas Phase II (Middleton), Thermal		51			50		
Villa Verde Apartments Phase I (Calle Verde), Coachella	85		9	75			
Villa Verde Apartments Phase II (Calle Verde), Coachella	68		7	60			
Subtotal Multi-Family Affordable	*878*	*183*	*77*	*513*	*455*	*0*	*0*
Mobile Homes & Parks Affordable/Assisted							
Bravo Mobile Home Park Phase 2	12				12		
Mountain View Estates Phase 2	120			80			
Subtotal Mobile Home Affordable	*132*			*80*	*12*		
Total New Construction:	**1,084**	**474**	**77**	**637**	**580**	**208**	**0**

Unit Type/Description	# Units		Income Levels				
	Incorp.	Unincorp	EL	Very Low	Low	Mod	Above Mod
Rehabilitation/Preservation							
Senior Home Repair Programs		34		34			
Total Rehabilitation/Preservation		**34**		**34**			
Assistance							
Mortgage Credit Certificate (MCC) Program	190		1	30	159		
MCC projected	84				84		
First Time Homebuyers (FTHB) Program	61	8		4	61	4	
FTHB projected	140				140		
Down Payment Assistance Program (DPAP)		30		15	15		
Tenant Based Rental Assistance (TBRA)	118		48	70			
TBRA projected	70			70			
Security Deposit Assistance (SDA) Program	452	41	318	160			
SDA projected	500		300	200			
Total Assistance	**1,615**	**79**	**667**	**549**	**459**	**4**	
Total All Units	**2,699**	**587**	**744**	**1,220**	**1,039**	**212**	**0**

Appendix P1-a – Area Plan Maps

Eastern Coachella Valley Area Plan

Oasis Town Center

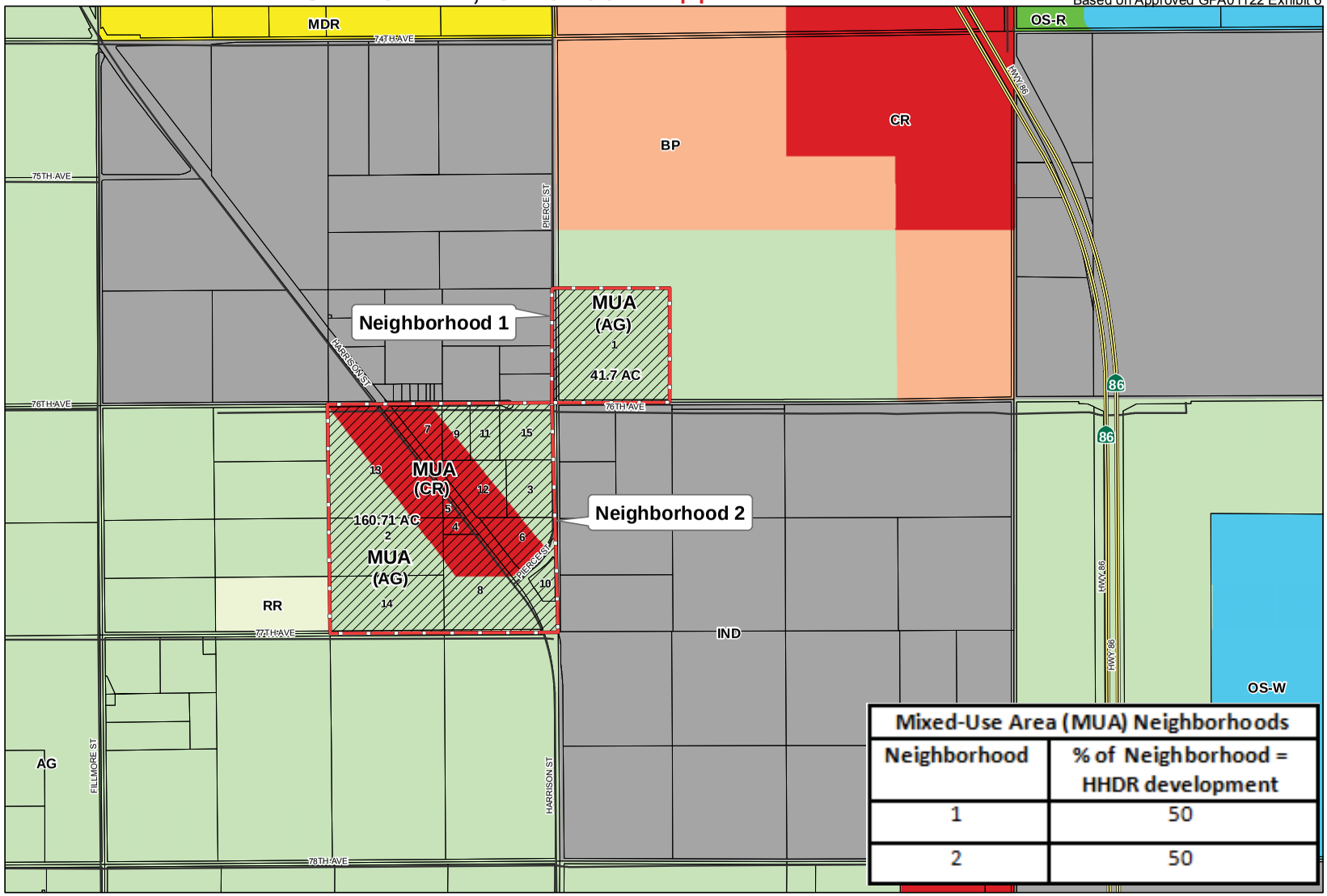
GPA 01122, CZ 07902: Approved General Plan

Based on Approved GPA01122 Exhibit 6

RIVERSIDE COUNTY PLANNING DEPARTMENT

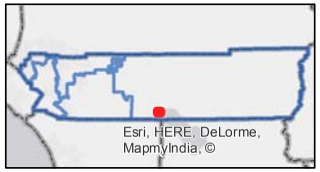
Supervisor Benoit
Supervisorial District 4
Eastern Coachella Valley Area Plan
Riverside County General Plan 5th Cycle Housing Element

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Area Plans
- Medium Density Residential
- Commercial Retail
- Business Park
- Rural Residential
- Agriculture
- Open Space Recreation
- Water
- Indian Lands



Mixed-Use Area (MUA) Neighborhoods	
Neighborhood	% of Neighborhood = HHDR development
1	50
2	50

December 6, 2016



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Zoning District: Lower Coachella Valley District

0 625 1,250 2,500 3,750 5,000 Feet

1 inch = 1,167 feet

Mickey Zolezio \\agency\tlmagis\Projects\Planning\HousingElement\HHDR_Mapping\WorkExhibits\BOS_Approved\OasisTownCenter_Exhibit6.mxd

Mecca Town Center
GPA 01122, CZ 07902: Approved General Plan

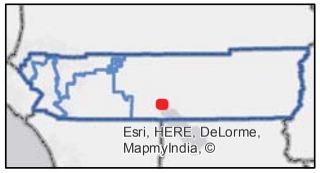
Based on Approved GPA01122 Exhibit 6

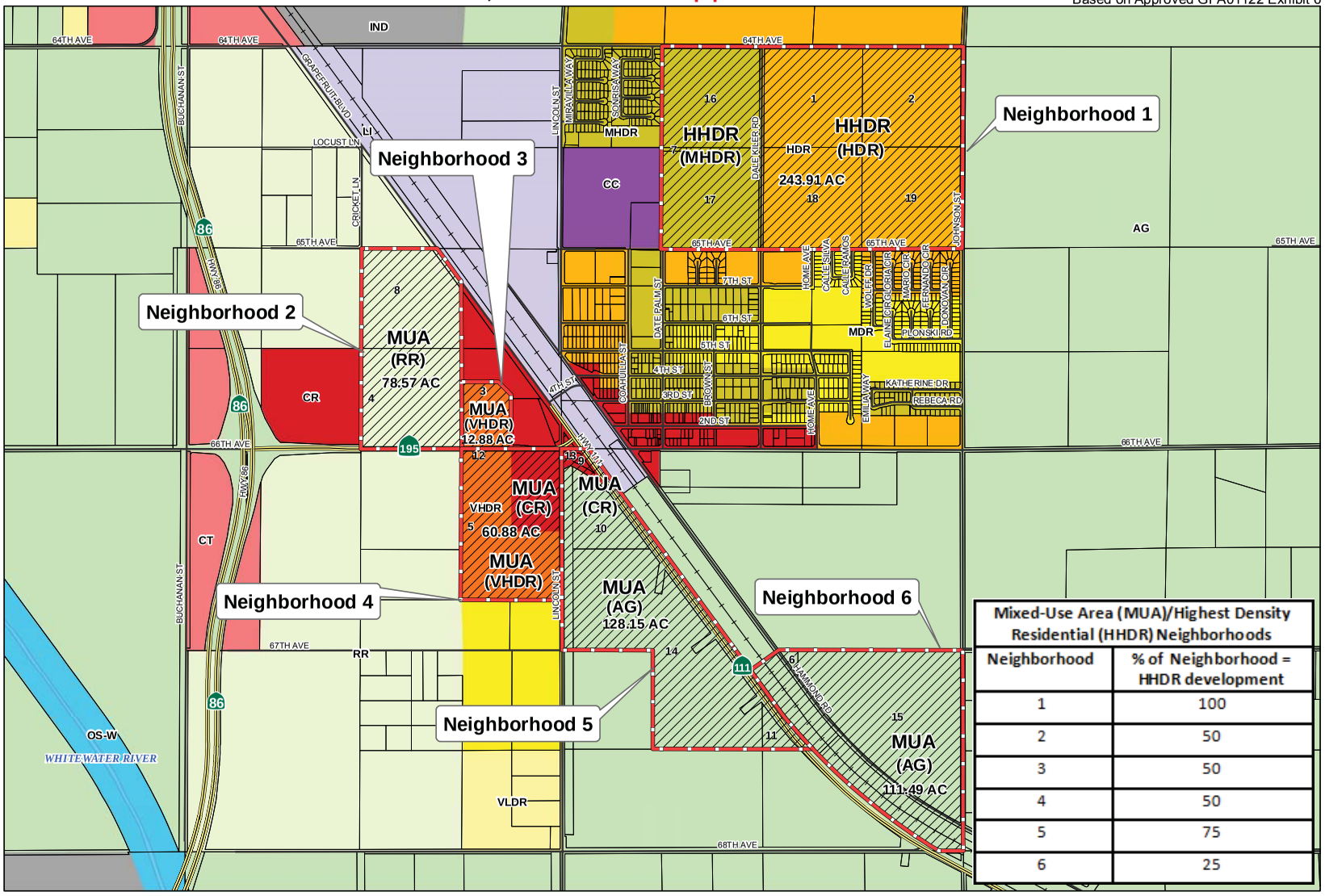
RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Benoit
Supervisorial District 4
Eastern Coachella Valley Area Plan
Riverside County General Plan 5th Cycle Housing Element

- Proposed HHDR (Highest Density Residential) or MUA (Mixed-Use Area) Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Water
- Area Plans
- Very Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Commercial Tourist
- Community Center
- Light Industrial
- Rural Residential
- Agriculture
- Water
- Indian Lands

December 6, 2016





Mixed-Use Area (MUA)/Highest Density Residential (HHDR) Neighborhoods	
Neighborhood	% of Neighborhood = HHDR development
1	100
2	50
3	50
4	50
5	75
6	25

Zoning District: Mecca District

1 inch = 1,323 feet

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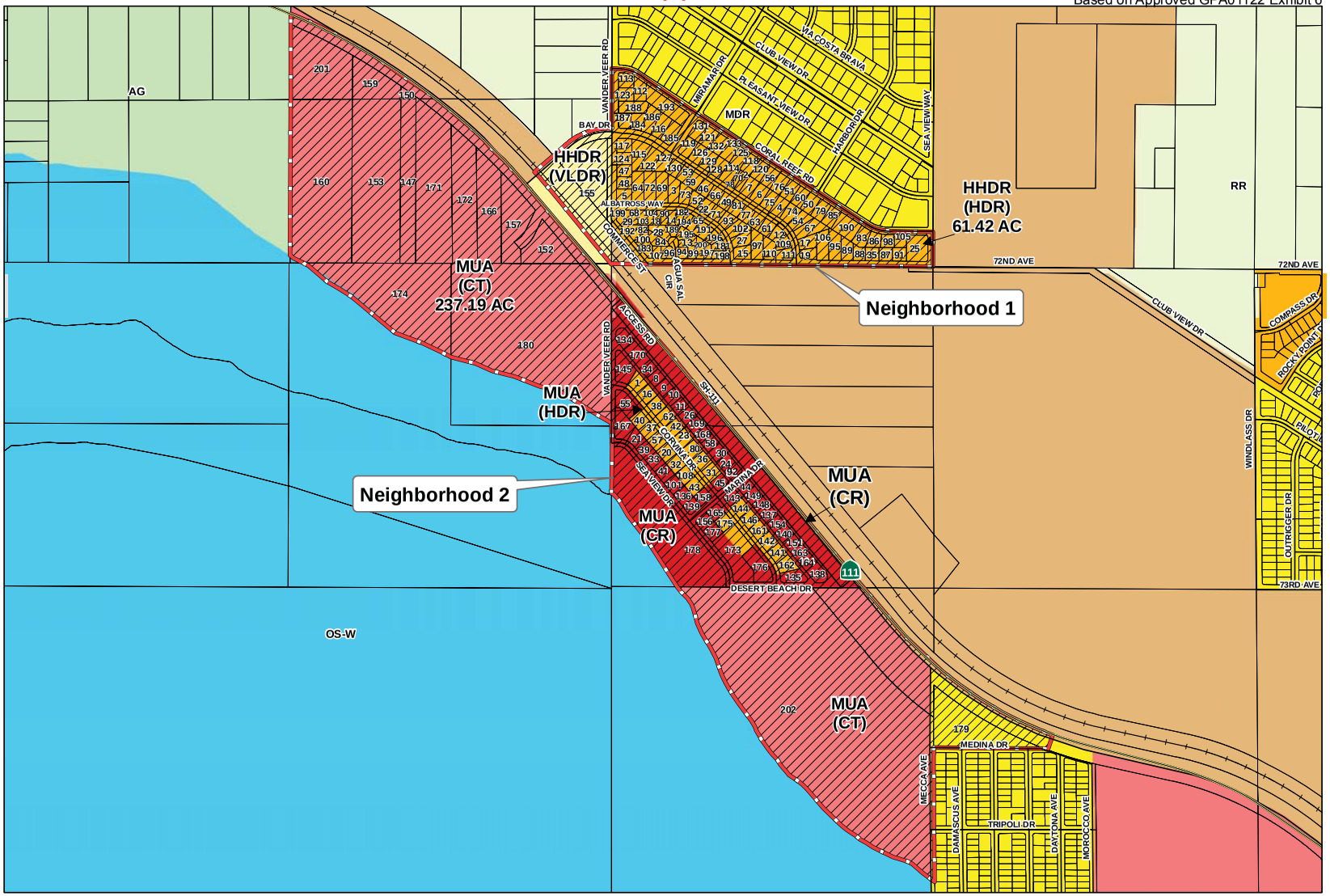
North Shore Town Center
GPA 01122, CZ 07902: Approved General Plan

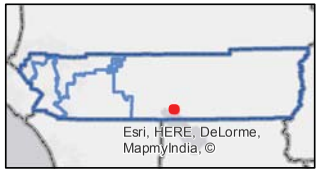
Based on Approved GPA01122 Exhibit 6



Supervisor Benoit
Supervisorial District 4
Eastern Coachella Valley Area Plan
Riverside County General Plan 5th Cycle Housing Element

- Proposed HHDR (Highest Density Residential) or MUA (Mixed-Use Area) Neighborhoods
- Roads
- Supervisorial District
- Parcels
- Rail Roads
- Area Plans
- Very Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial Retail
- Commercial Tourist
- Rural Residential
- Rural Desert
- Agriculture
- Water

12/29/2016



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Zoning District: Lower Coachella Valley District

0 450 900 1,800 2,700 3,600 Feet

1 inch = 825 feet

Mickey Zolezio \\agency\timagis\Projects\Planning\HousingElement\HHDR_Mapping\WorkExhibits\BOS_Approved\NorthShoreTownCenter_Exhibit6.mxd

Thermal Town Center
GPA 01122, CZ 07902: Approved General Plan

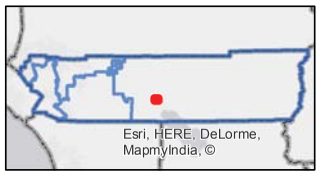
Based on Approved GPA01122 Exhibit 6

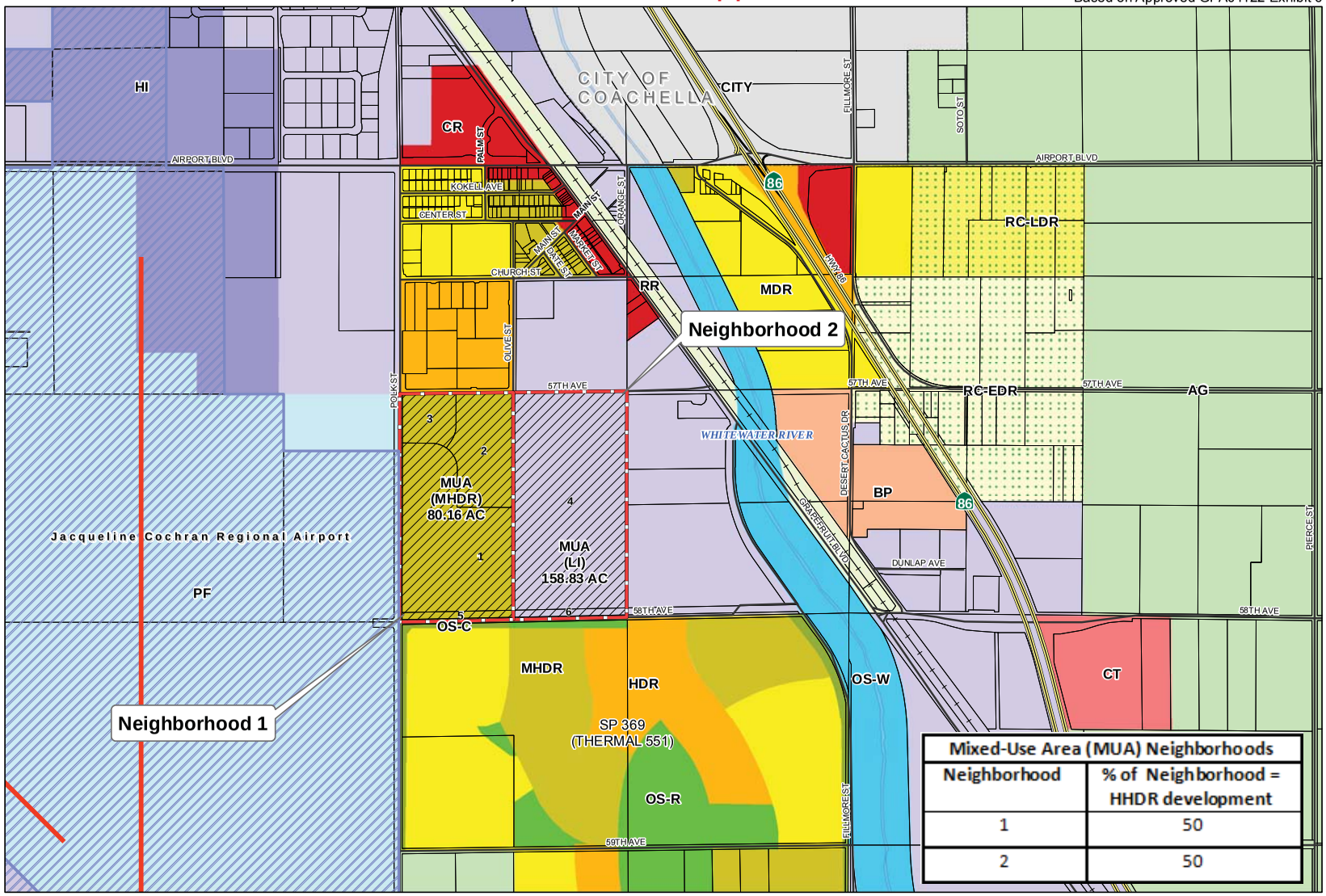
RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Benoit
Supervisorial District 4
Eastern Coachella Valley Area Plan
Riverside County General Plan 5th Cycle Housing Element

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Airports
- Runways
- Supervisorial District
- Roads
- Parcels
- Rail Roads
- Water
- Cities
- Area Plans
- Rural Community - Estate Density Residential
- Rural Community - Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Commercial Retail
- Commercial Tourist
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Rural Residential
- Agriculture
- Conservation
- Open Space Recreation
- Water
- City

December 6, 2016





Mixed-Use Area (MUA) Neighborhoods	
Neighborhood	% of Neighborhood = HHDR development
1	50
2	50

Zoning District: Lower Coachella Valley District

0 625 1,250 2,500 3,750 5,000 Feet

1 inch = 1,167 feet

Disclaimer: 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.

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Elsinore Area Plan

Lee Lake Community

GPA 01122, CZ 07902: Approved General Plan

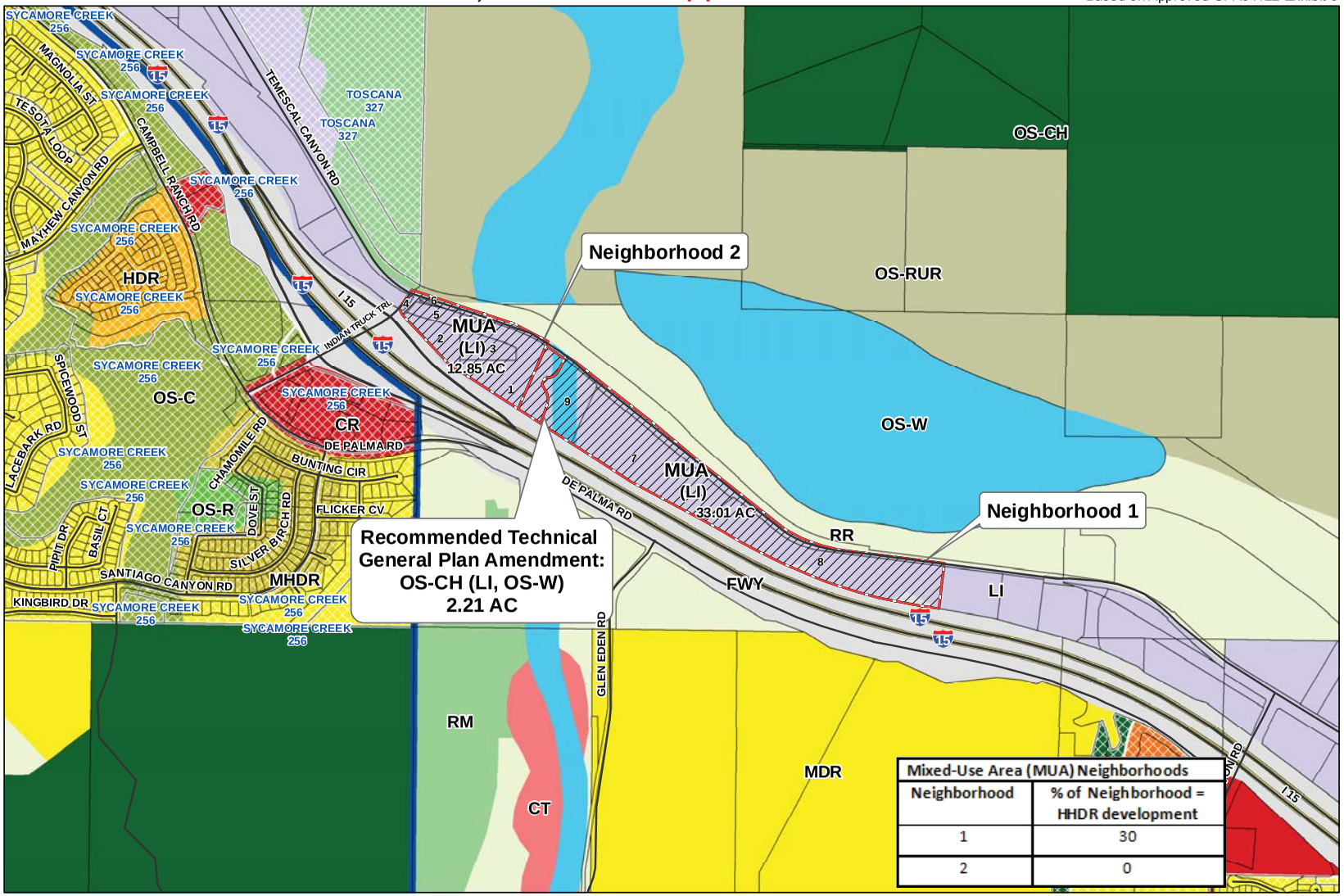
Based on Approved GPA01122 Exhibit 6

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Supervisor Jeffries
Supervisorial District 1
Elsinore Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

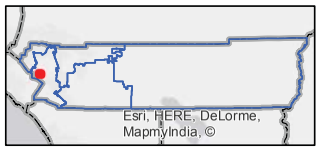
Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods

- Roads
- Supervisorial District
- Parcels
- Area Plans
- Specific Plan
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Commercial Tourist
- Light Industrial
- Rural Residential
- Rural Mountainous
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Freeway



Mixed-Use Area (MUA) Neighborhoods	
Neighborhood	% of Neighborhood = HHDR development
1	30
2	0

December 6, 2016



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Zoning District: Temescal Area

0 450 900 1,800 2,700 3,600 Feet

1 inch = 833 feet

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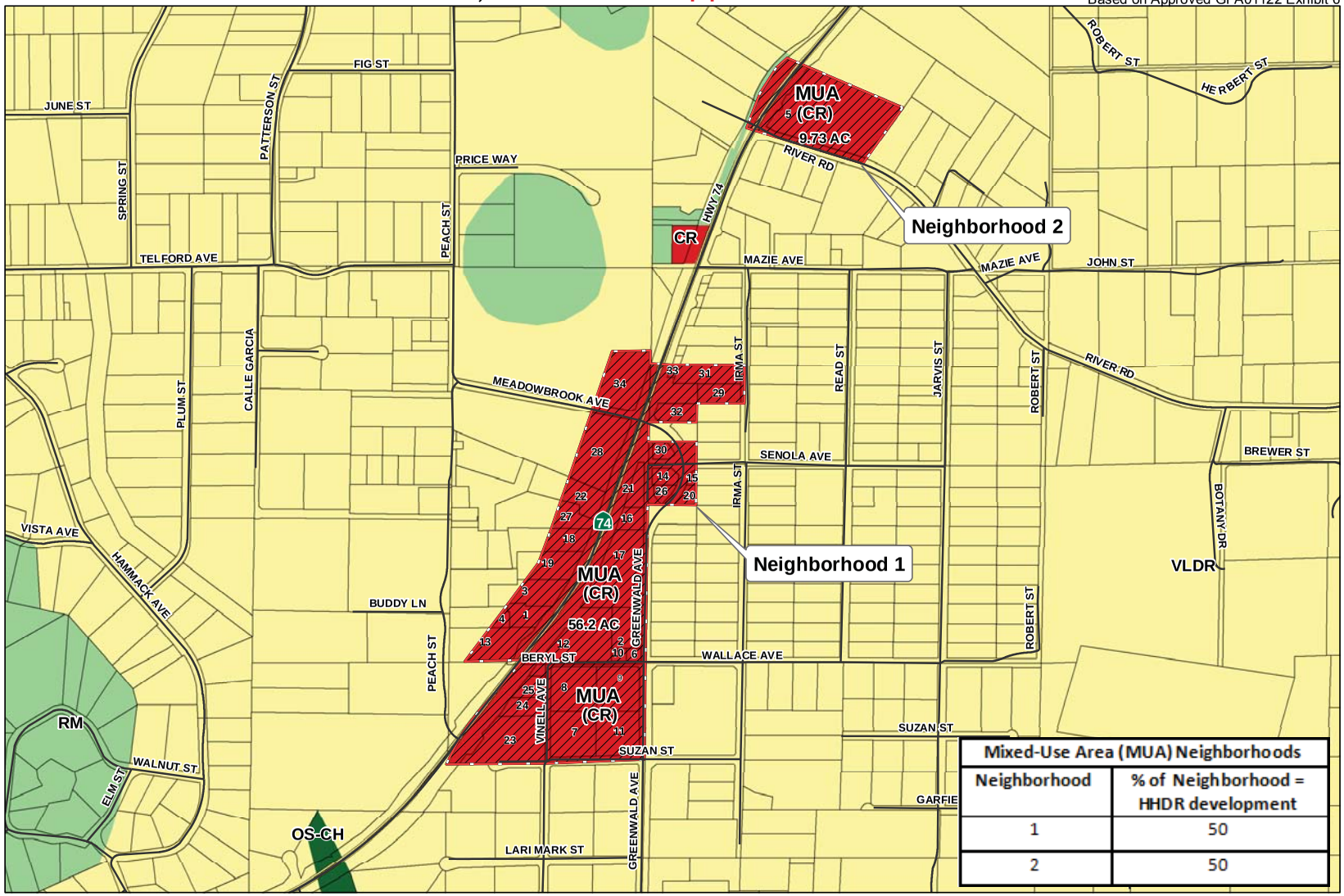
Meadowbrook Town Center

GPA 01122, CZ 07902 : Approved General Plan

Based on Approved GPA01122 Exhibit 6

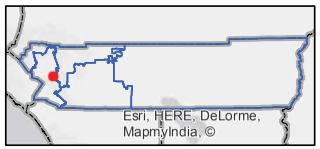


Supervisor Jeffries
Supervisorial District 1
Elsinore Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Roads
- Supervisorial District
- Parcels
- Area Plans
- Very Low Density Residential
- Commercial Retail
- Rural Mountainous
- Conservation Habitat

Mixed-Use Area (MUA) Neighborhoods	
Neighborhood	% of Neighborhood = HHDR development
1	50
2	50

December 6, 2016



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Zoning District: Meadowbrook District & Area

0 375 750 1,500 2,250 3,000 Feet

1 inch = 686 feet

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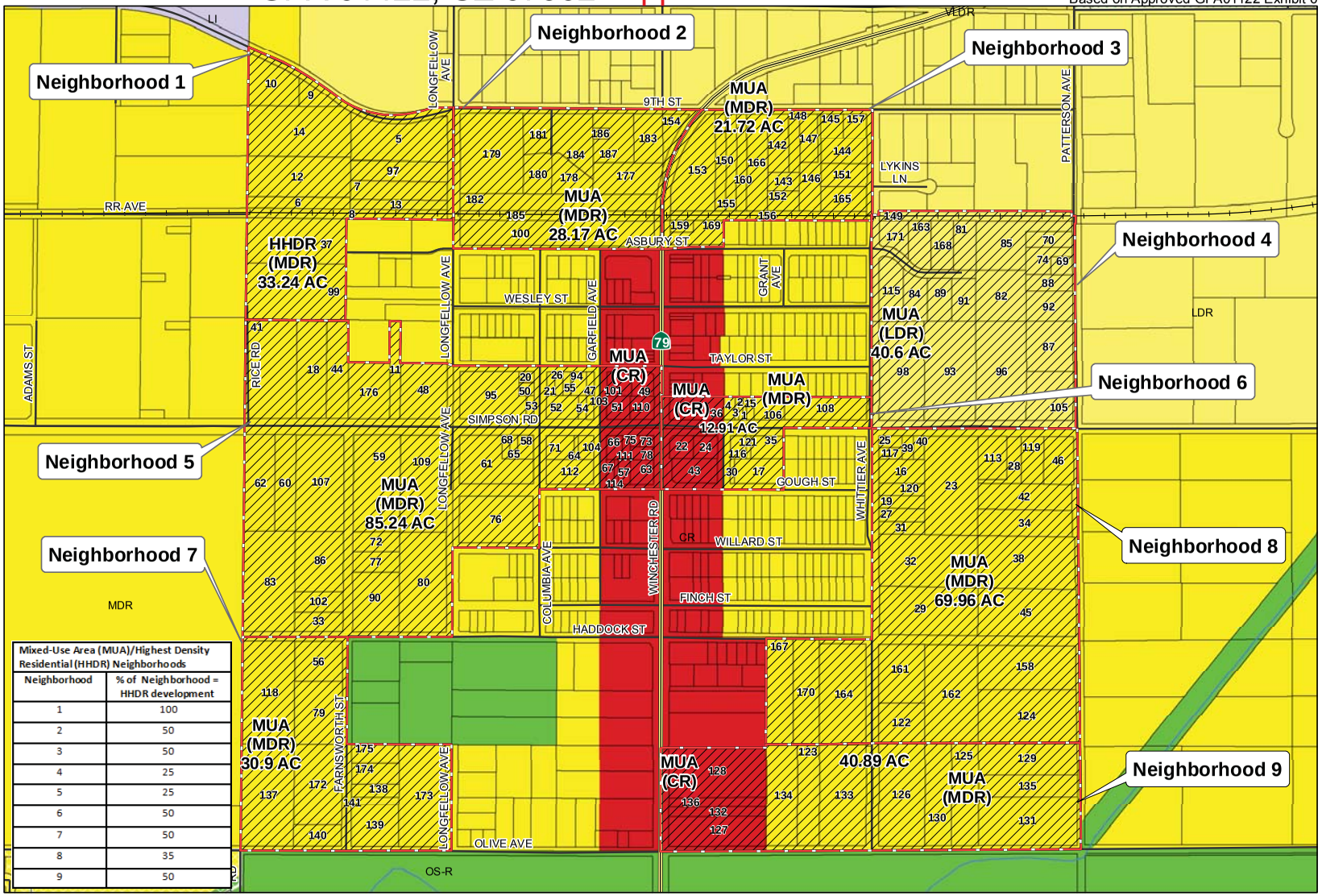
Harvest Valley/Winchester Area Plan

Winchester Town Center

GPA 01122, CZ 07902: Approved General Plan

Based on Approved GPA01122 Exhibit 6



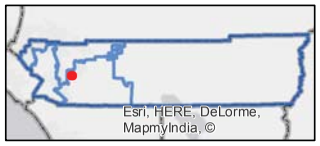
Mixed-Use Area (MUA)/Highest Density Residential (HHDR) Neighborhoods	
Neighborhood	% of Neighborhood = HHDR development
1	100
2	50
3	50
4	25
5	25
6	50
7	50
8	35
9	50

Supervisor Washington
Supervisorial District 3
Harvest Valley/Winchester Area Plan

Riverside County General Plan 5th Cycle Housing Element

- Proposed HHDR (Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Roads
- Rail Roads
- Supervisorial District
- River
- PARCELS
- Area Plans
- Specific Plan
- Rural Community-Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Commercial Retail
- Light Industrial
- Public Facilities
- Rural Mountainous
- Conservation
- Conservation Habitat
- Open Space Recreation

December 6, 2016



Zoning District: Winchester Area

0 345 690 1,380 2,070 2,760 Feet

1 inch = 633 feet

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Mickey Zolezio \\agency\tlmagis\Projects\Planning\HousingElement\HHDR_Mapping\WorkExhibits\BOS_Approved\WinchesterTownCenter_Exhibit6.mxd

Winchester Community (Western Area)

GPA 01122, CZ 07902 : Approved General Plan

Based on Approved GPA01122 Exhibit 6

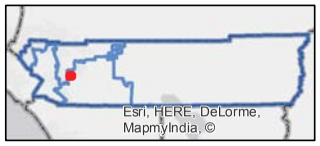
RIVERSIDE COUNTY PLANNING DEPARTMENT

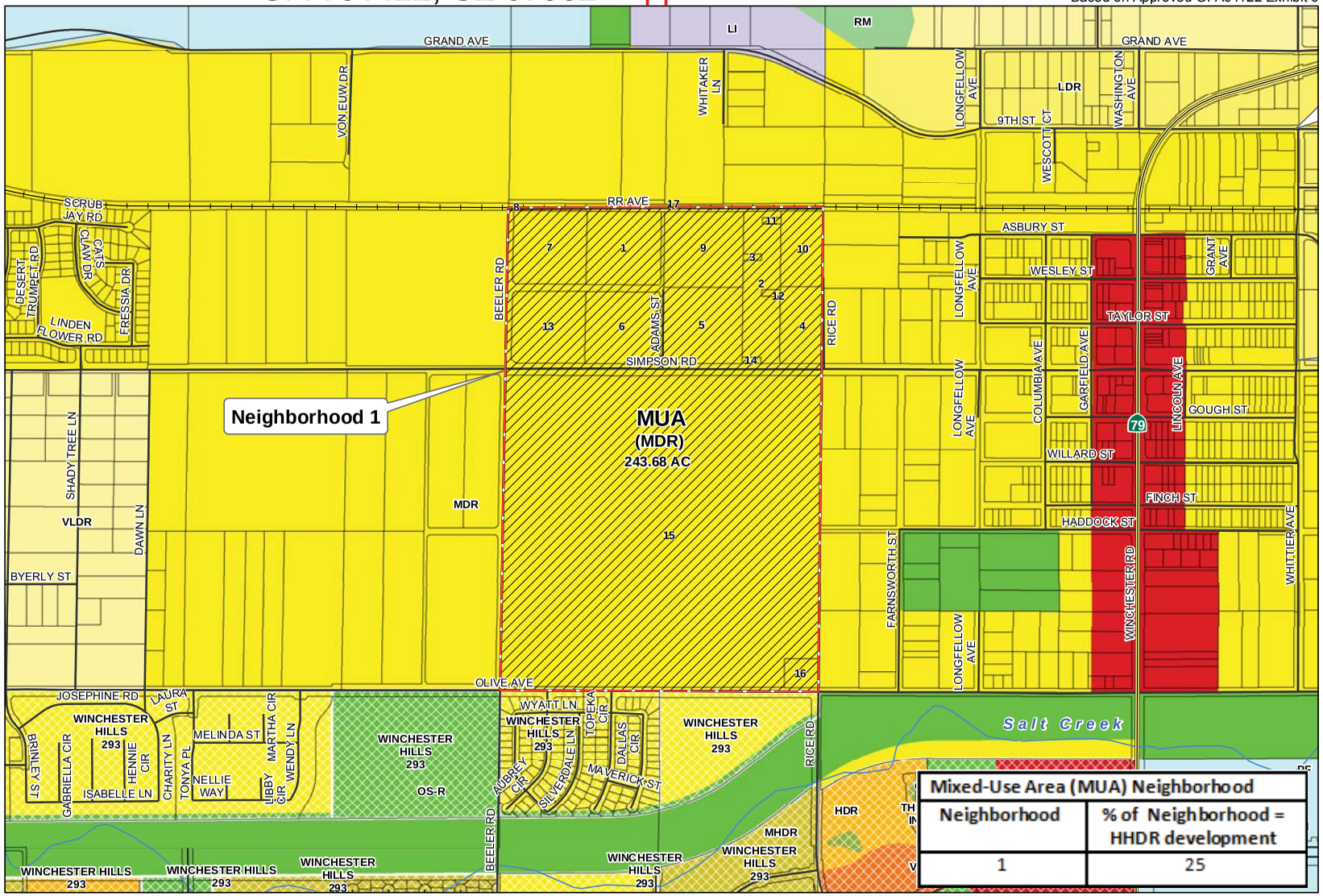
Supervisor Washington
Supervisorial District 3
Harvest Valley/Winchester Area Plan

Riverside County General Plan 5th Cycle Housing Element

- Proposed HHDR (Highest Density Residential) or MUA (Mixed-Use Area) Neighborhoods
- Roads
- Rail Roads
- Water
- Supervisorial District
- PARCELS
- Cities
- Area Plans
- Specific Plans
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Light Industrial
- Public Facilities
- Rural Mountainous
- Conservation
- Open Space Recreation

December 6, 2016





Mixed-Use Area (MUA) Neighborhood	
Neighborhood	% of Neighborhood = HHDR development
1	25

Zoning District: Winchester Area

0 450 900 1,800 2,700 3,600 Feet

1 inch = 833 feet

Disclaimer: 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.

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Highgrove Area Plan

Highgrove Town Center

GPA 01122, CZ 07902: Approved General Plan

Based on Approved GPA01122 Exhibit 6

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Supervisor Tavaglione
Supervisorial District 2
Highgrove Area Plan

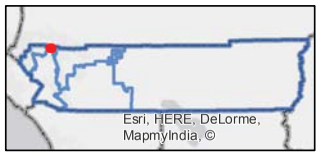
Riverside County
General Plan 5th Cycle
Housing Element

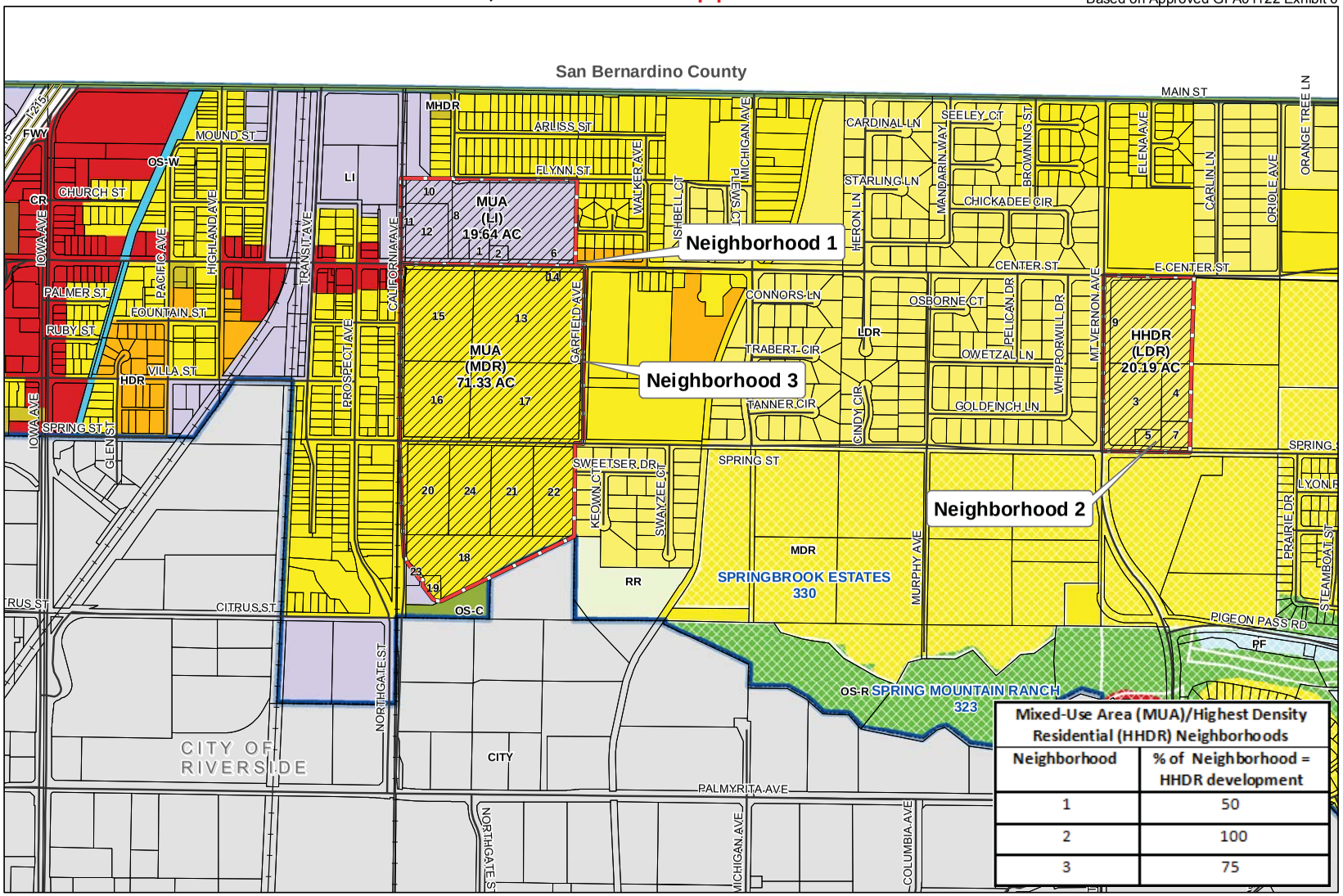
- Proposed HHDR (Highest Density Residential) or MUA (Mixed-Use Area) Neighborhoods
- Parcels
- Roads
- Railroads
- Cities
- Area Plans
- Specific Plan

General Plan Land Use

- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Highest Density Residential
- Commercial Retail
- Light Industrial
- Public Facilities
- Rural Residential
- Rural Mountainous
- Conservation
- Open Space Recreation

December 6, 2016





Mixed-Use Area (MUA)/Highest Density Residential (HHDR) Neighborhoods	
Neighborhood	% of Neighborhood = HHDR development
1	50
2	100
3	75

Zoning District: University District

0 415 830 1,660 2,490 3,320 Feet

1 inch = 765 feet

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Lakeview/ Nuevo Area Plan

Lakeview Town Center

GPA 01122, CZ 07902 : Approved General Plan

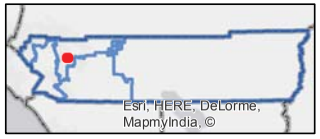
Based on Approved GPA01122 Exhibit 6

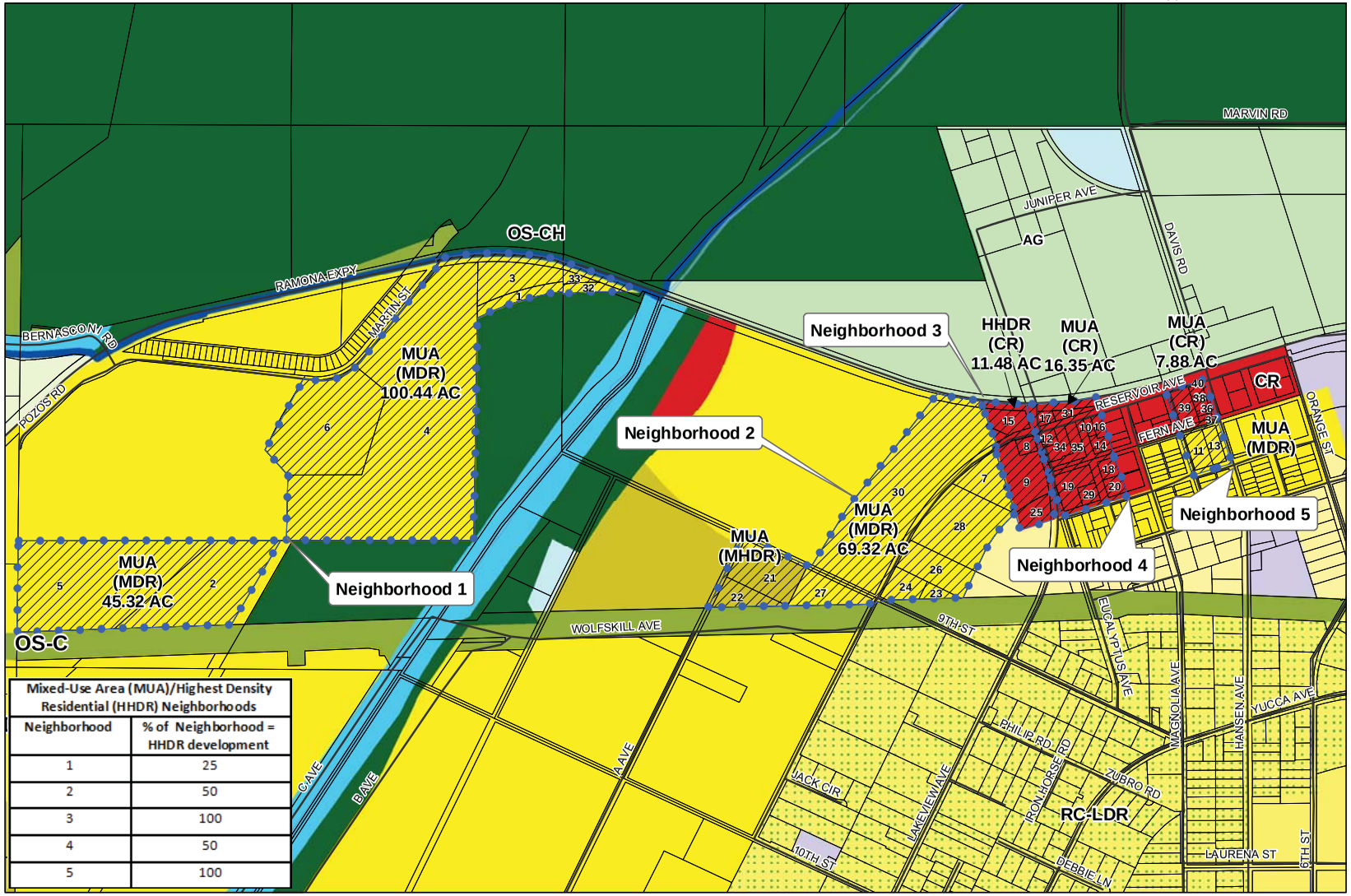
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Supervisor Ashley
Supervisorial District 5
Lakeview/Nuevo Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Water
- Area Plans
- Rural Community - Low Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- Commercial Retail
- Light Industrial
- Public Facilities
- Rural Residential
- Agriculture
- Conservation
- Conservation Habitat
- Water

December 6, 2016





Mixed-Use Area (MUA)/Highest Density Residential (HHDR) Neighborhoods	
Neighborhood	% of Neighborhood = HHDR development
1	25
2	50
3	100
4	50
5	100

Zoning District: Perris Reservoir District
Lakeview Area
Nuevo Area

0 500 1,000 2,000 3,000 4,000 Feet

1 inch = 994 feet

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Nuevo Community (Western Area)

GPA 01122, CZ 07902 : Approved General Plan

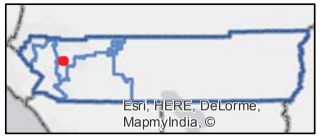
Based on Approved GPA01122 Exhibit 6

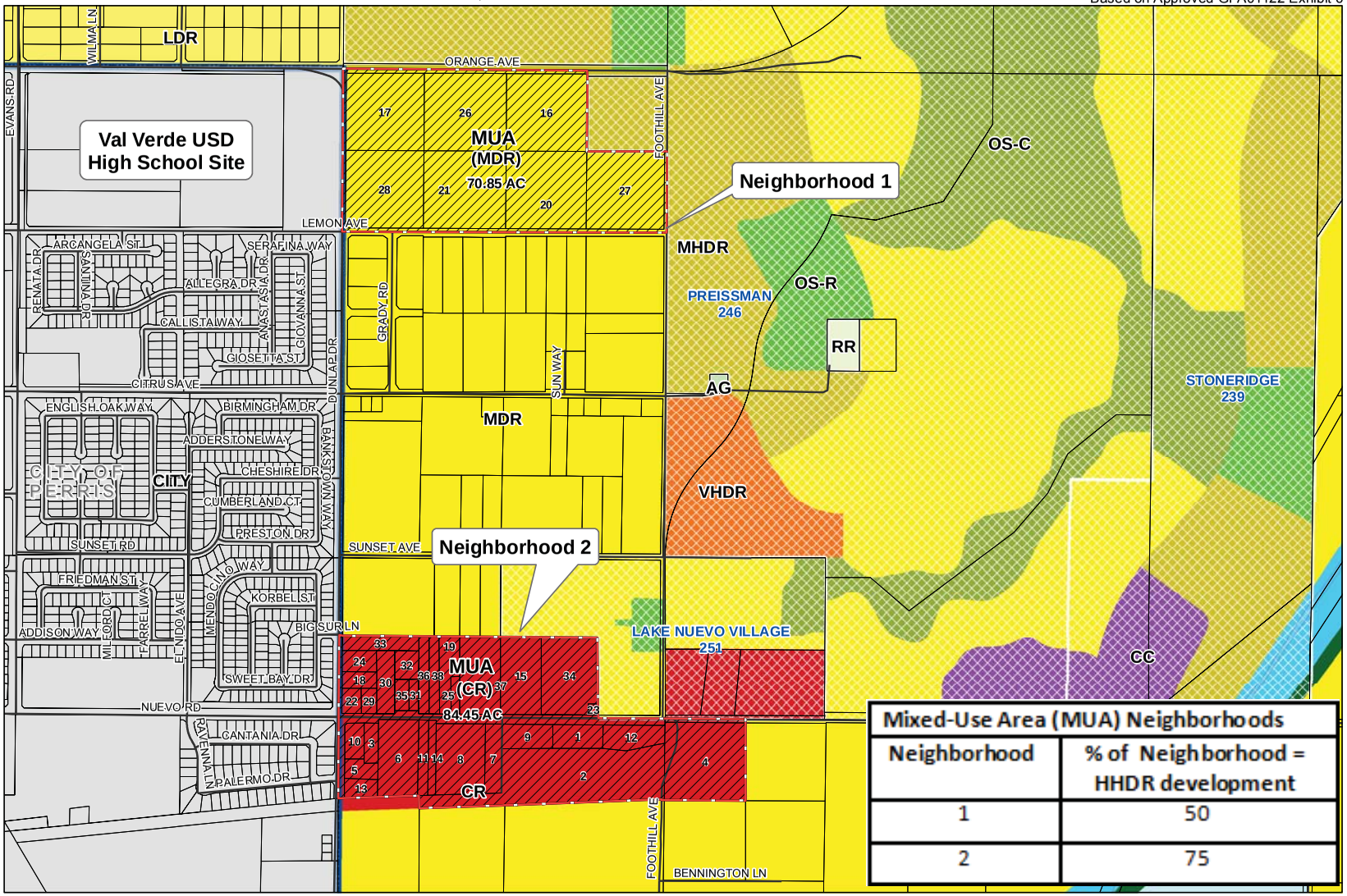
RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Ashley
Supervisorial District 5
Lakeview/Nuevo Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Water
- Cities
- Area Plans
- Specific Plan
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- Very High Density Residential
- Commercial Retail
- Community Center
- Public Facilities
- Rural Residential
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Water
- City

December 6, 2016





Mixed-Use Area (MUA) Neighborhoods	
Neighborhood	% of Neighborhood = HHDR development
1	50
2	75

Zoning District: Nuevo Area

0 450 900 1,800 2,700 3,600 Feet

1 inch = 833 feet

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Mead Valley Area Plan

Good Hope Community

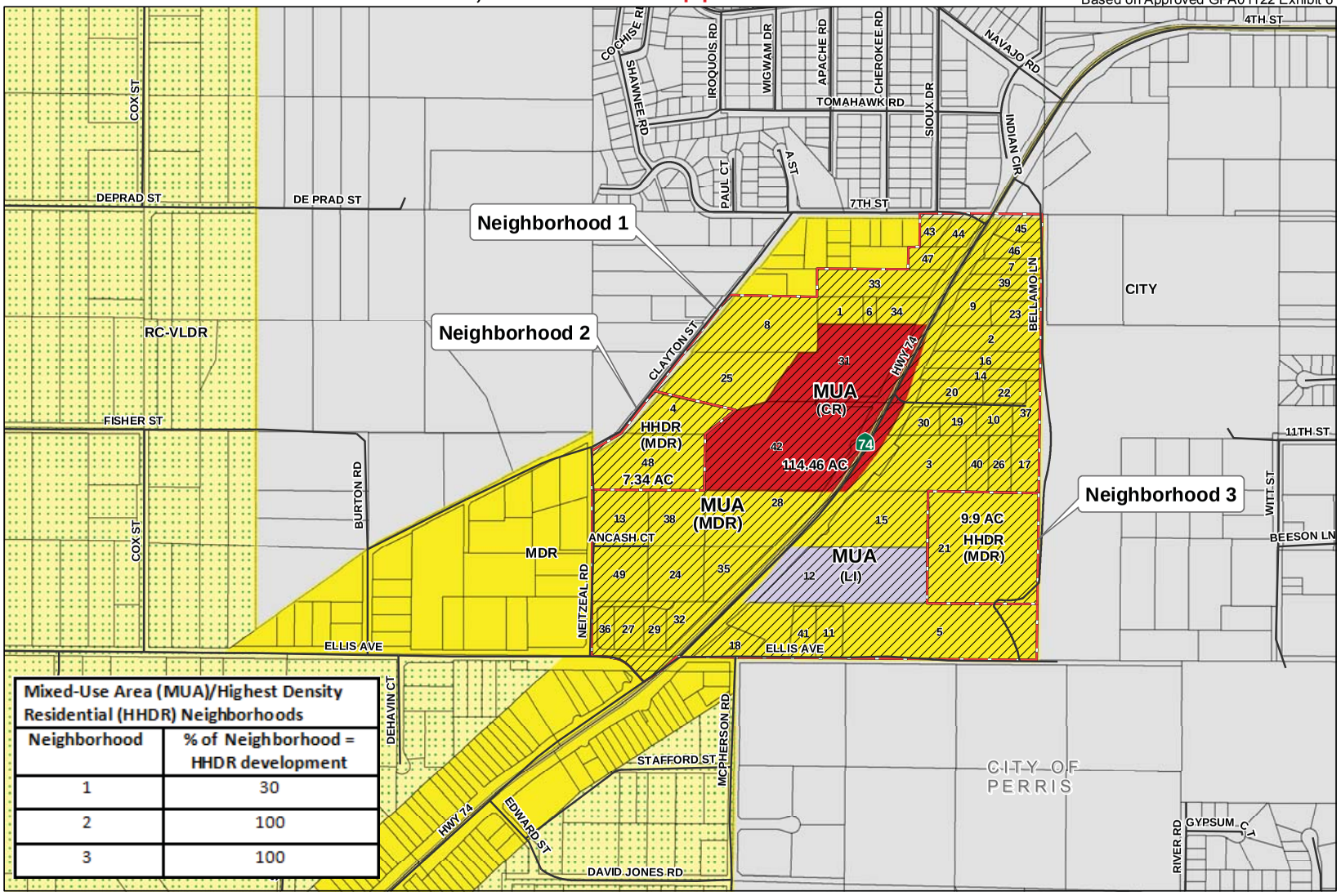
GPA 01122, CZ 07902: Approved General Plan

Based on Approved GPA01122 Exhibit 6

RIVERSIDE COUNTY
PLANNING DEPARTMENT

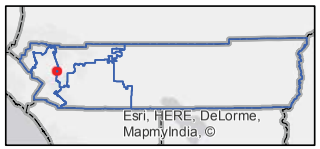
Supervisor Jeffries
Supervisorial District 1
Mead Valley Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Roads
- Supervisorial District
- Parcels
- Cities
- Area Plans
- Rural Community - Very Low Density Residential
- Medium Density Residential
- Commercial Retail
- Light Industrial
- City



Mixed-Use Area (MUA)/Highest Density Residential (HHDR) Neighborhoods	
Neighborhood	% of Neighborhood = HHDR development
1	30
2	100
3	100

December 6, 2016



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Zoning District: Good Hope Area

0 325 650 1,300 1,950 2,600 Feet

1 inch = 600 feet

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Mead Valley Town Center

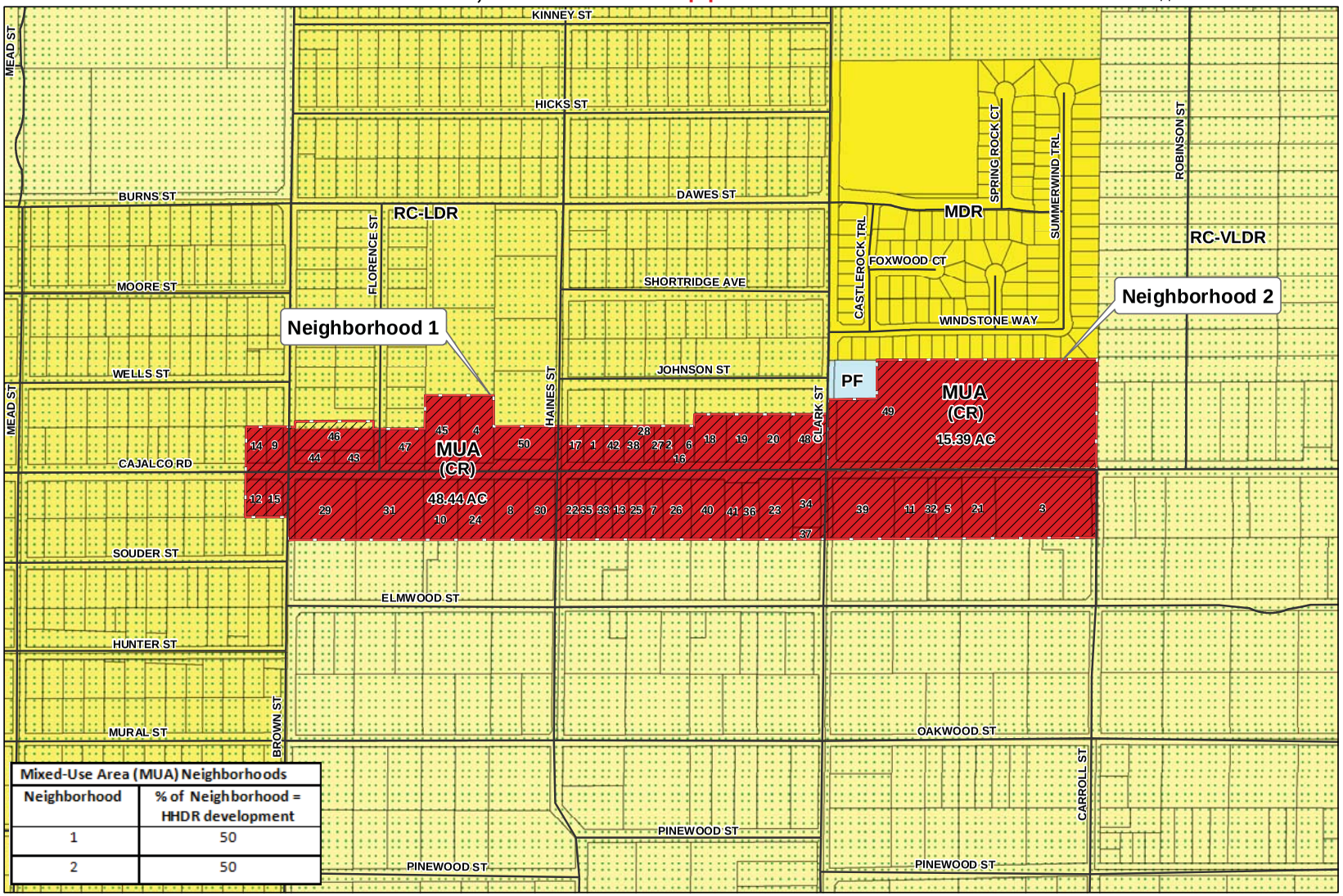
GPA 01122, CZ 07902 : Approved General Plan

Based on Approved GPA01122 Exhibit 6

RIVERSIDE COUNTY
PLANNING DEPARTMENT

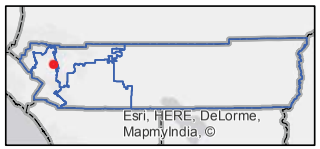
Supervisor Jeffries
Supervisorial District 1
Mead Valley Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Roads
- Supervisorial District
- Parcels
- Area Plans
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Medium Density Residential
- Commercial Retail
- Public Facilities



Mixed-Use Area (MUA) Neighborhoods	
Neighborhood	% of Neighborhood = HHDR development
1	50
2	50

December 6, 2016



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Zoning District: Mead Valley District

0 270 540 1,080 1,620 2,160 Feet

1 inch = 500 feet

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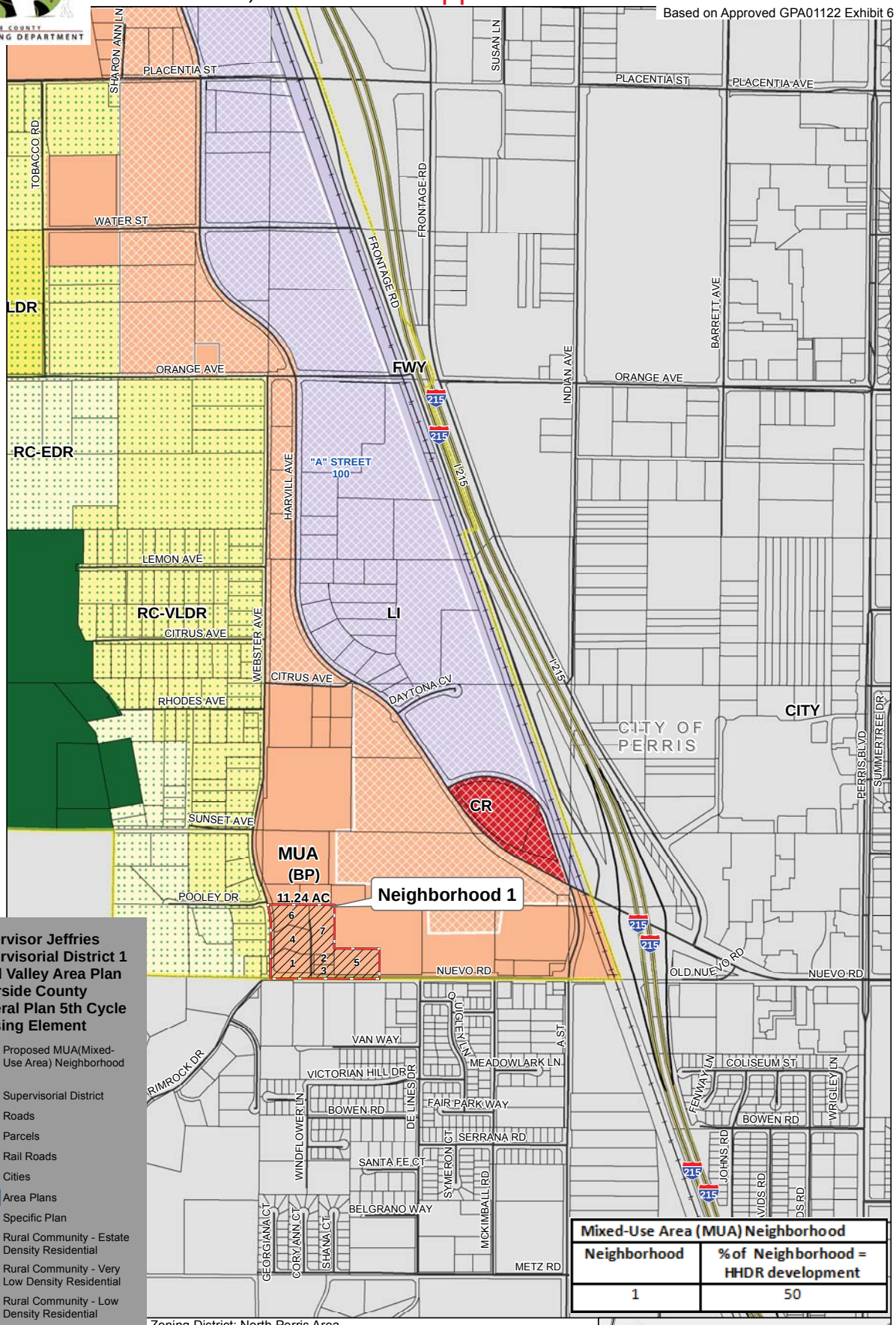
Mead Valley Community (I-215/Nuevo Rd Vicinity)

GPA 01122, CZ 07902: Approved General Plan

Based on Approved GPA01122 Exhibit 6

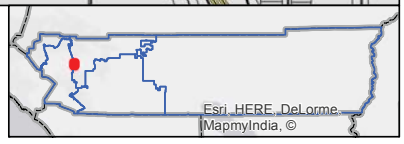


Supervisor Jeffries
Supervisorial District 1
Mead Valley Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

- Proposed MUA(Mixed-Use Area) Neighborhood
- Supervisorial District
- Roads
- Parcels
- Rail Roads
- Cities
- Area Plans
- Specific Plan
- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Commercial Retail
- Light Industrial
- Business Park
- Conservation Habitat
- City
- Freeway

Mixed-Use Area (MUA) Neighborhood	
Neighborhood	% of Neighborhood = HHDR development
1	50

Zoning District: North Perris Area



December 6, 2016

0 0.05 0.1 0.2 0.3 0.4 0.5 Miles

1 inch = 833 feet

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Temescal Valley Area Plan

Home Gardens Town Center

GPA 01122, CZ 07902: Approved General Plan

Based on Approved GPA01122 Exhibit 6

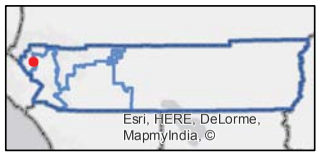
RIVERSIDE COUNTY
PLANNING DEPARTMENT

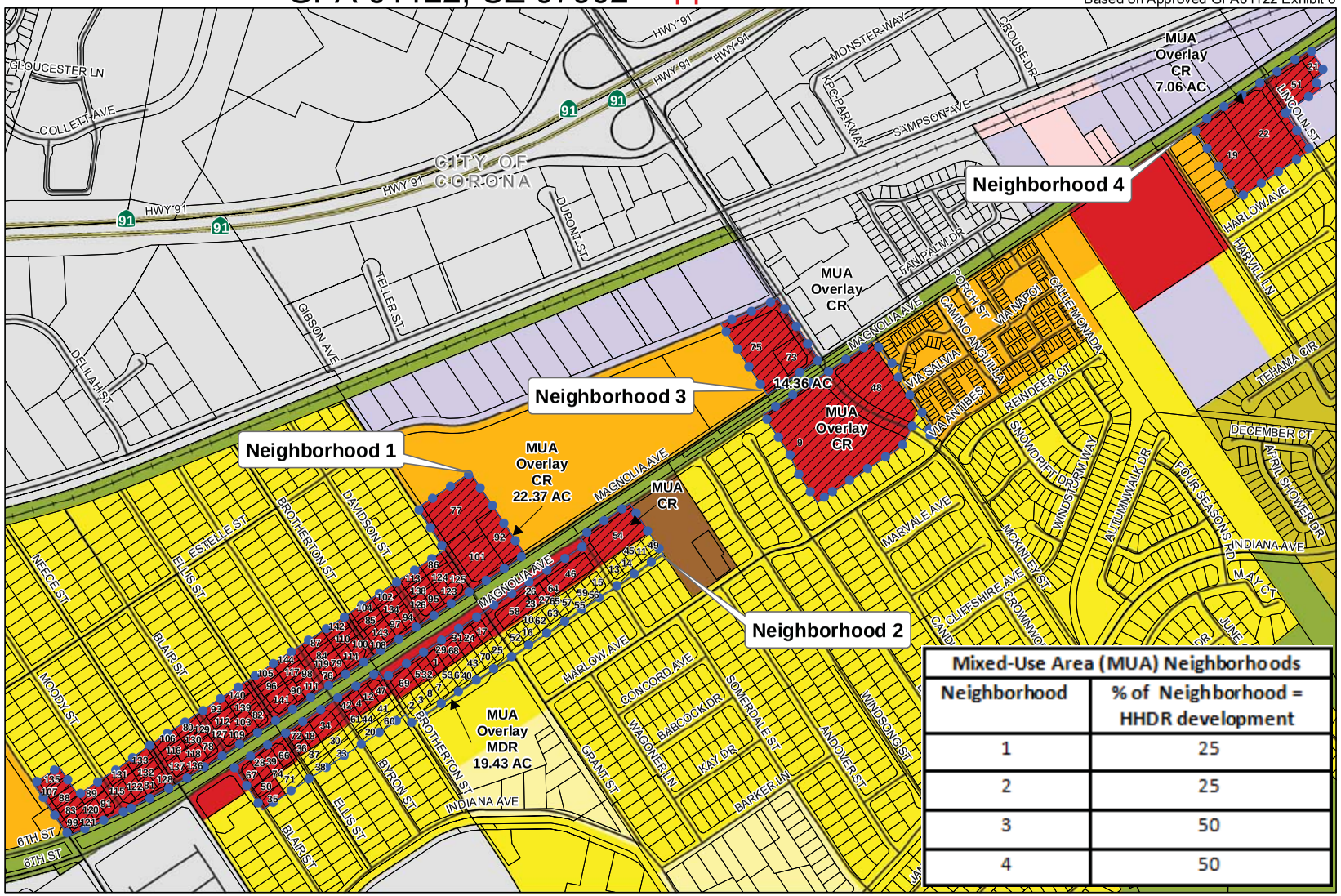
Supervisor Tavaglione
Supervisorial District 2
Temescal Canyon Area Plan

Riverside County General Plan 5th Cycle

- Proposed HHDR (Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Parcels
- Supervisorial District
- Roads
- Rail Roads
- Cities
- Area Plans
- Very Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Office
- Light Industrial
- Conservation
- City

December 6, 2016





Mixed-Use Area (MUA) Neighborhoods	
Neighborhood	% of Neighborhood = HHDR development
1	25
2	25
3	50
4	50

Zoning District: East Corona District

0 320 640 1,280 1,920 2,560 Feet

1 inch = 586 feet

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The Pass Area Plan

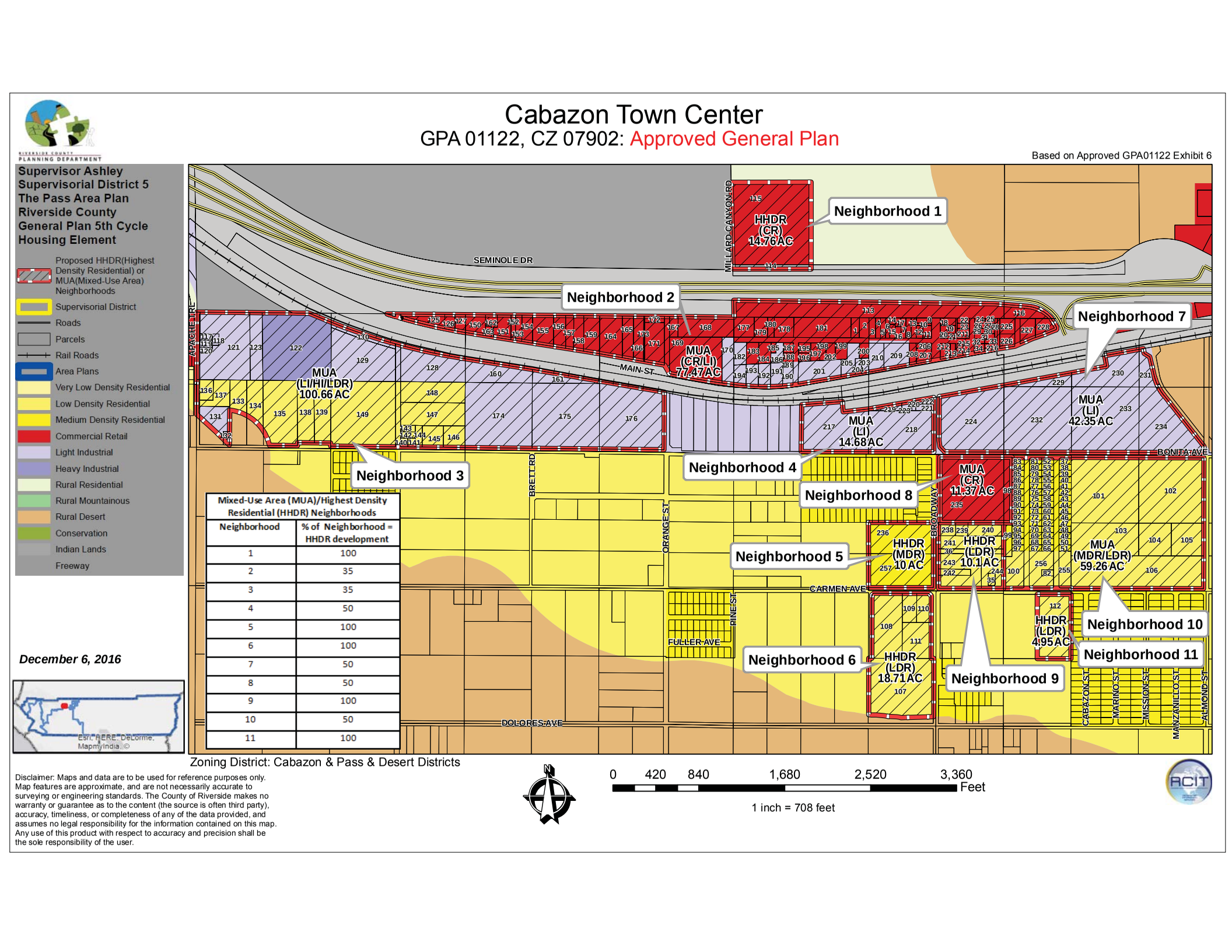
Cabazon Town Center

GPA 01122, CZ 07902: Approved General Plan

Based on Approved GPA01122 Exhibit 6

Supervisor Ashley
Supervisorial District 5
The Pass Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Rail Roads
- Area Plans
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Commercial Retail
- Light Industrial
- Heavy Industrial
- Rural Residential
- Rural Mountainous
- Rural Desert
- Conservation
- Indian Lands
- Freeway



Mixed-Use Area (MUA)/Highest Density Residential (HHDR) Neighborhoods	
Neighborhood	% of Neighborhood = HHDR development
1	100
2	35
3	35
4	50
5	100
6	100
7	50
8	50
9	100
10	50
11	100

December 6, 2016

Zoning District: Cabazon & Pass & Desert Districts

0 420 840 1,680 2,520 3,360 Feet

1 inch = 708 feet

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Western Coachella Valley Area Plan

I-10 / Haugen Lehmann Ave Community

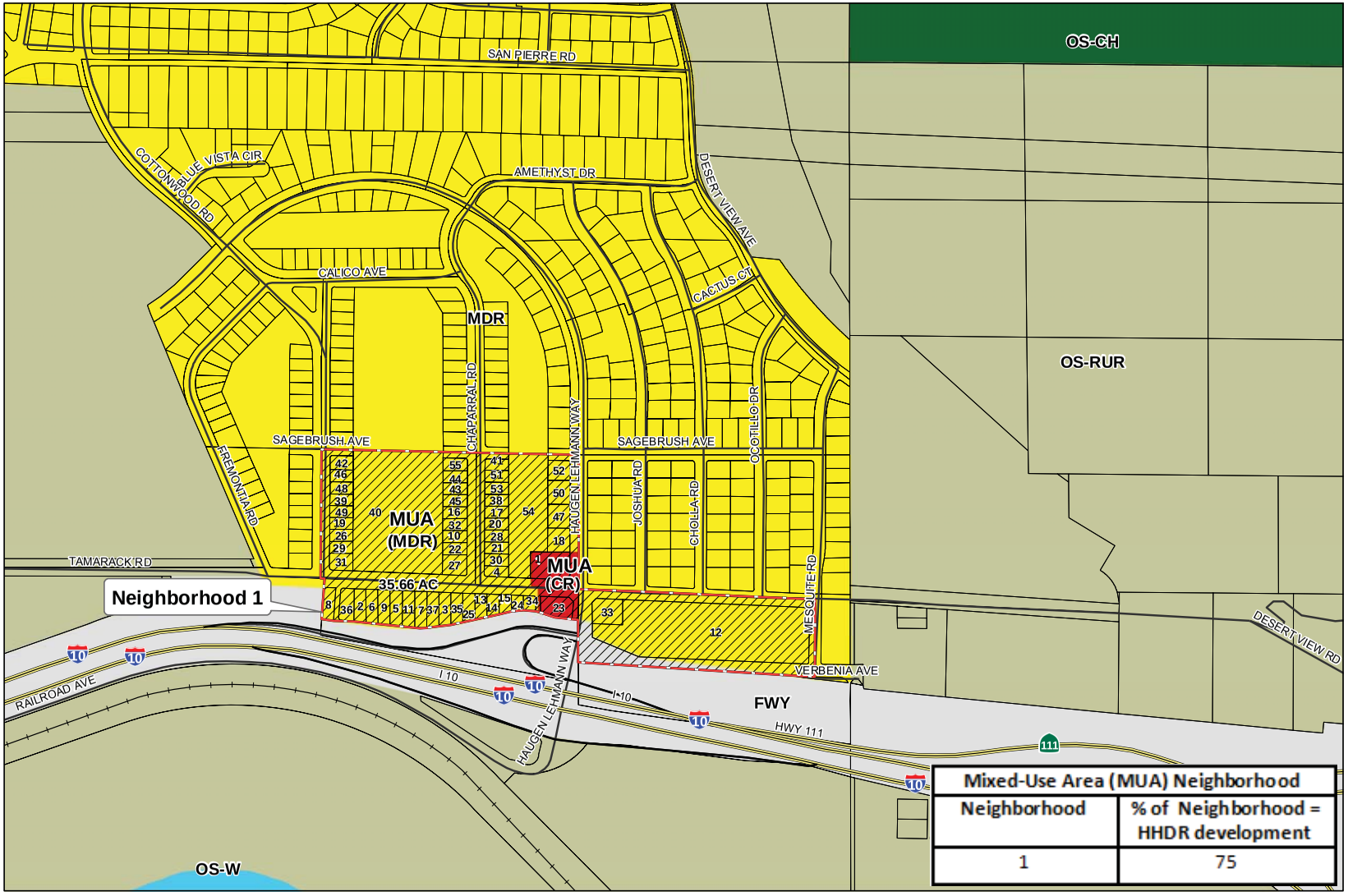
GPA 01122, CZ 07902 : Approved General Plan

Based on Approved GPA01122 Exhibit 6

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Supervisor Ashley
Supervisorial District 5
Western Coachella Valley
Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Rail Roads
- Area Plans
- Medium Density Residential
- Commercial Retail
- Conservation Habitat
- Open Space Rural
- Water
- Freeway



Mixed-Use Area (MUA) Neighborhood	
Neighborhood	% of Neighborhood = HHDR development
1	75

December 6, 2016



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Zoning District: Whitewater Area

0 280 560 1,120 1,680 2,240 Feet

1 inch = 514 feet

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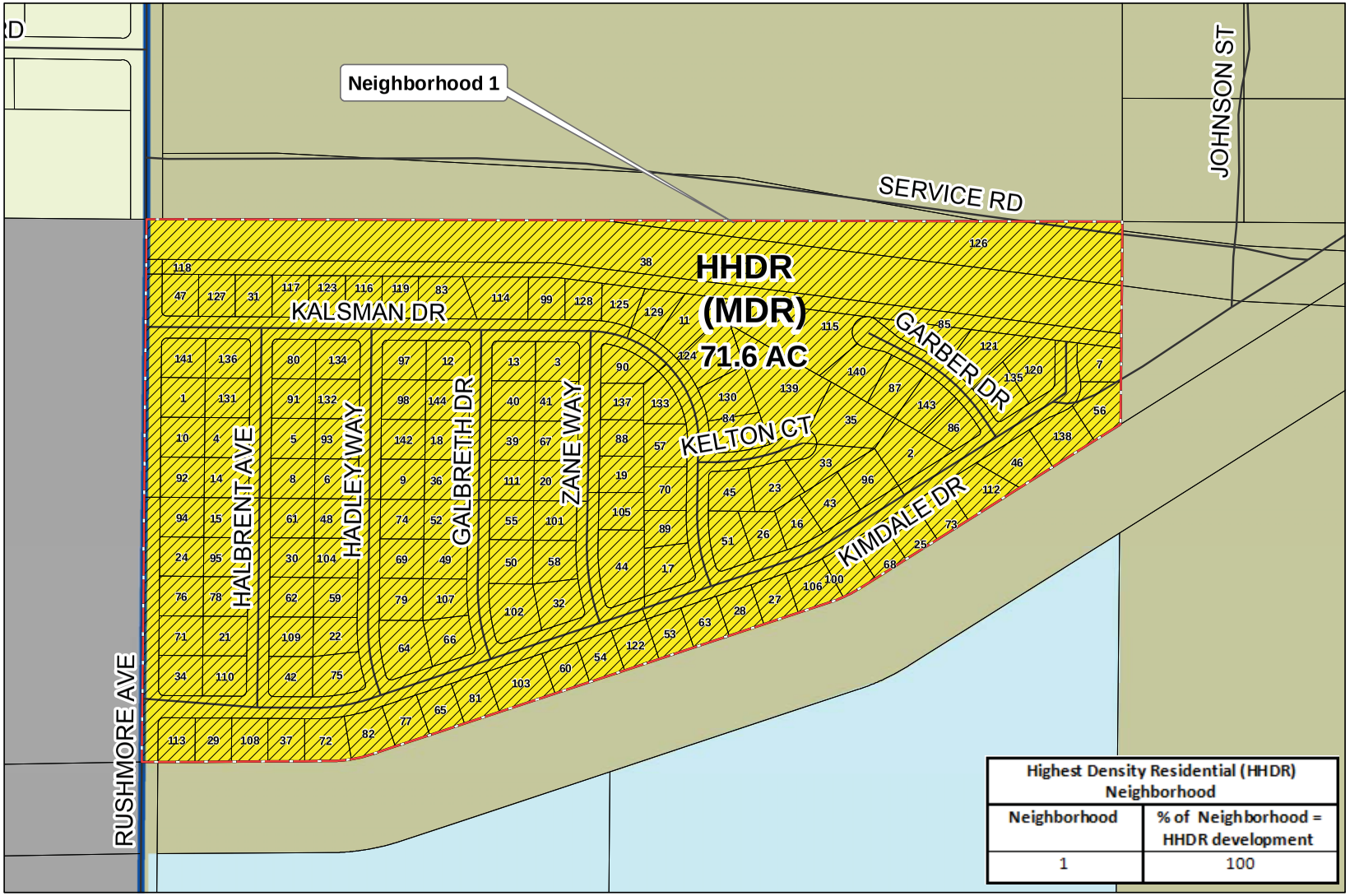
Rushmore / Kimdale Community

GPA 01122, CZ 07902 : Approved General Plan

Based on Approved GPA01122 Exhibit 6

RIVERSIDE COUNTY
PLANNING DEPARTMENT

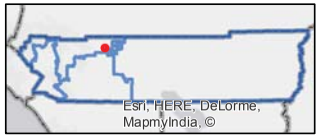


Highest Density Residential (HHDR) Neighborhood	
Neighborhood	% of Neighborhood = HHDR development
1	100

Supervisor Ashley
Supervisorial District 5
Western Coachella Valley Area Plan
Riverside County General Plan 5th Cycle Housing Element

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Area Plans
- Medium Density Residential
- Public Facilities
- Rural Residential
- Open Space Rural
- Indian Lands

December 6, 2016



Zoning District: Whitewater Area

0 150 300 600 900 1,200 Feet

1 inch = 279 feet

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North Palm Springs Community

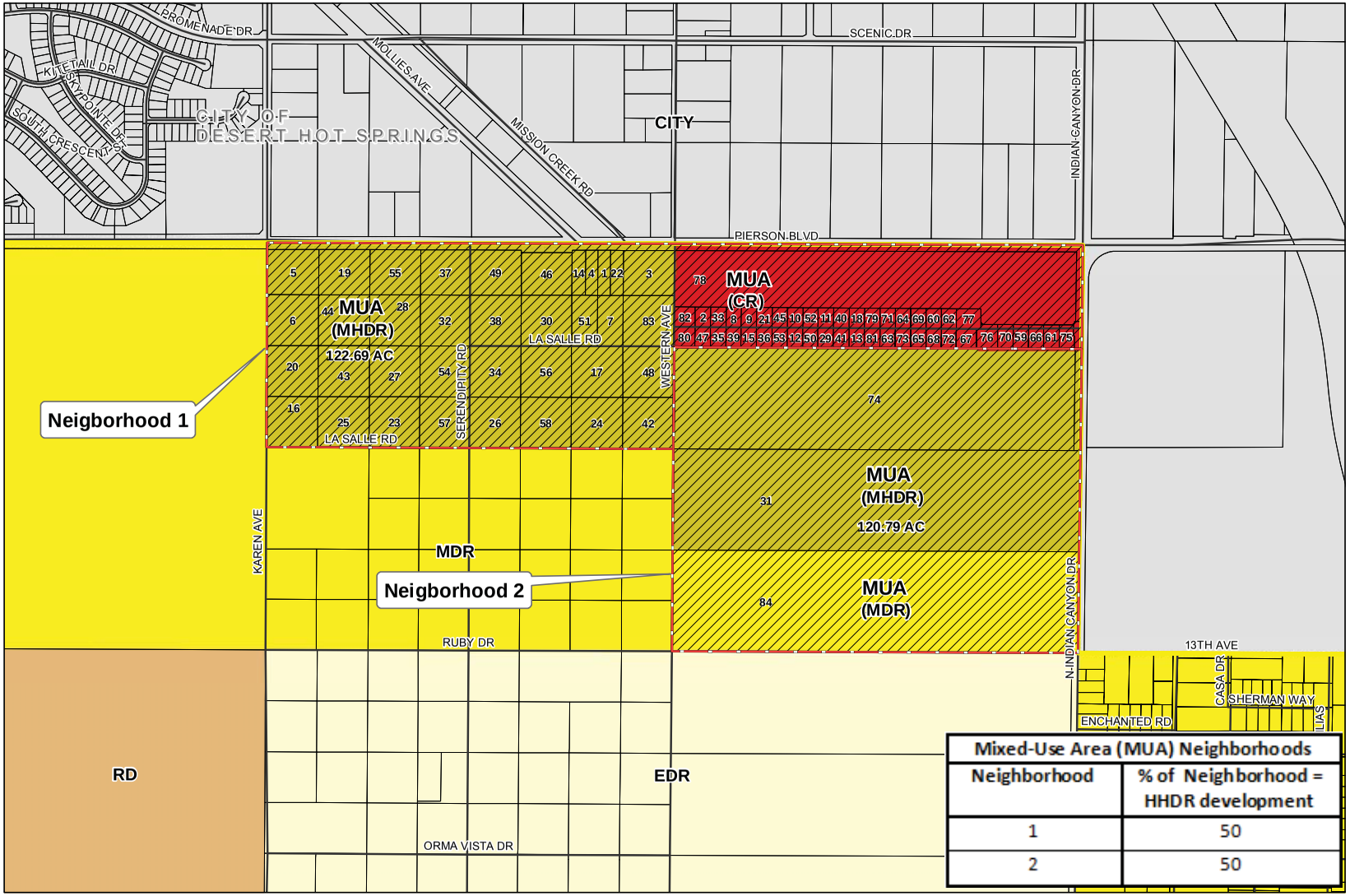
GPA 01122, CZ 07902 : Approved General Plan

Based on Approved GPA01122 Exhibit 6

RIVERSIDE COUNTY PLANNING DEPARTMENT

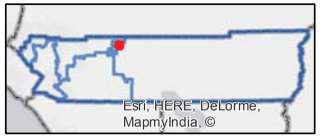
Supervisor Ashley
Supervisorial District 5
Western Coachella Valley Area Plan
Riverside County General Plan 5th Cycle Housing Element

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Cities
- Area Plans
- Estate Density Residential
- Medium Density Residential
- Medium High Density Residential
- Commercial Retail
- Rural Desert
- City



Mixed-Use Area (MUA) Neighborhoods	
Neighborhood	% of Neighborhood = HHDR development
1	50
2	50

December 6, 2016



Zoning District: Pass & Desert District

0 362.5 725 1,450 2,175 2,900 Feet

1 inch = 667 feet

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Thousand Palms Community (I-10/Cook St Vicinity)

GPA 01122, CZ 07902: Approved General Plan

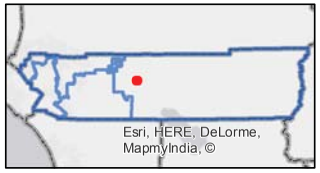
Based on Approved GPA01122 Exhibit 6

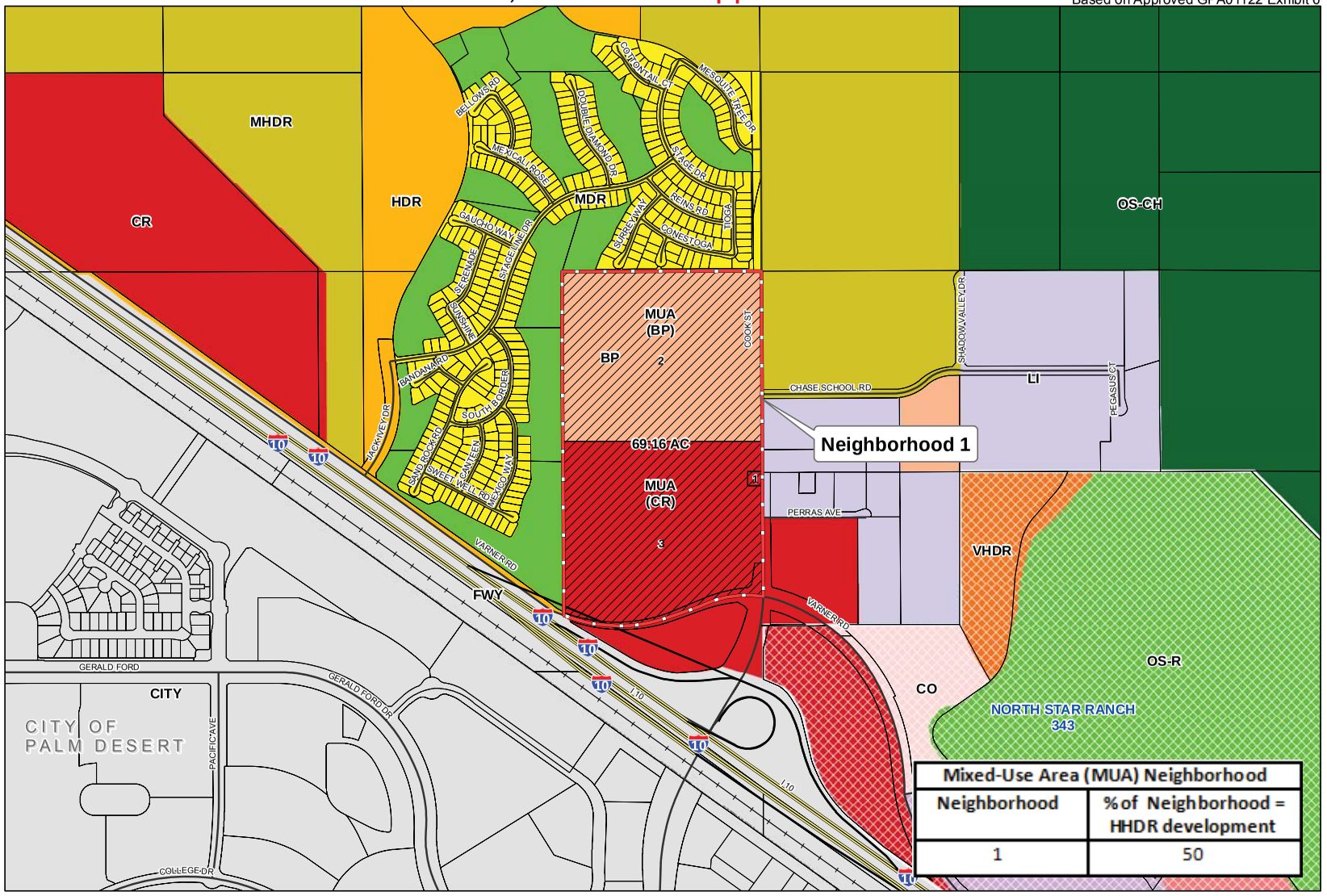
RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Benoit
Supervisorial District 4
Western Coachella Valley Area Plan
Riverside County General Plan 5th Cycle Housing Element

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Rail Roads
- Cities
- Area Plans
- Specific Plan
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Light Industrial
- Business Park
- Mixed Use Planning
- Conservation Habitat
- Open Space Recreation
- City
- Freeway

December 6, 2016





Mixed-Use Area (MUA) Neighborhood	
Neighborhood	% of Neighborhood = HHDR development
1	50

Zoning District: Thousand Palms District

0 362.5 725 1,450 2,175 2,900 Feet

1 inch = 667 feet

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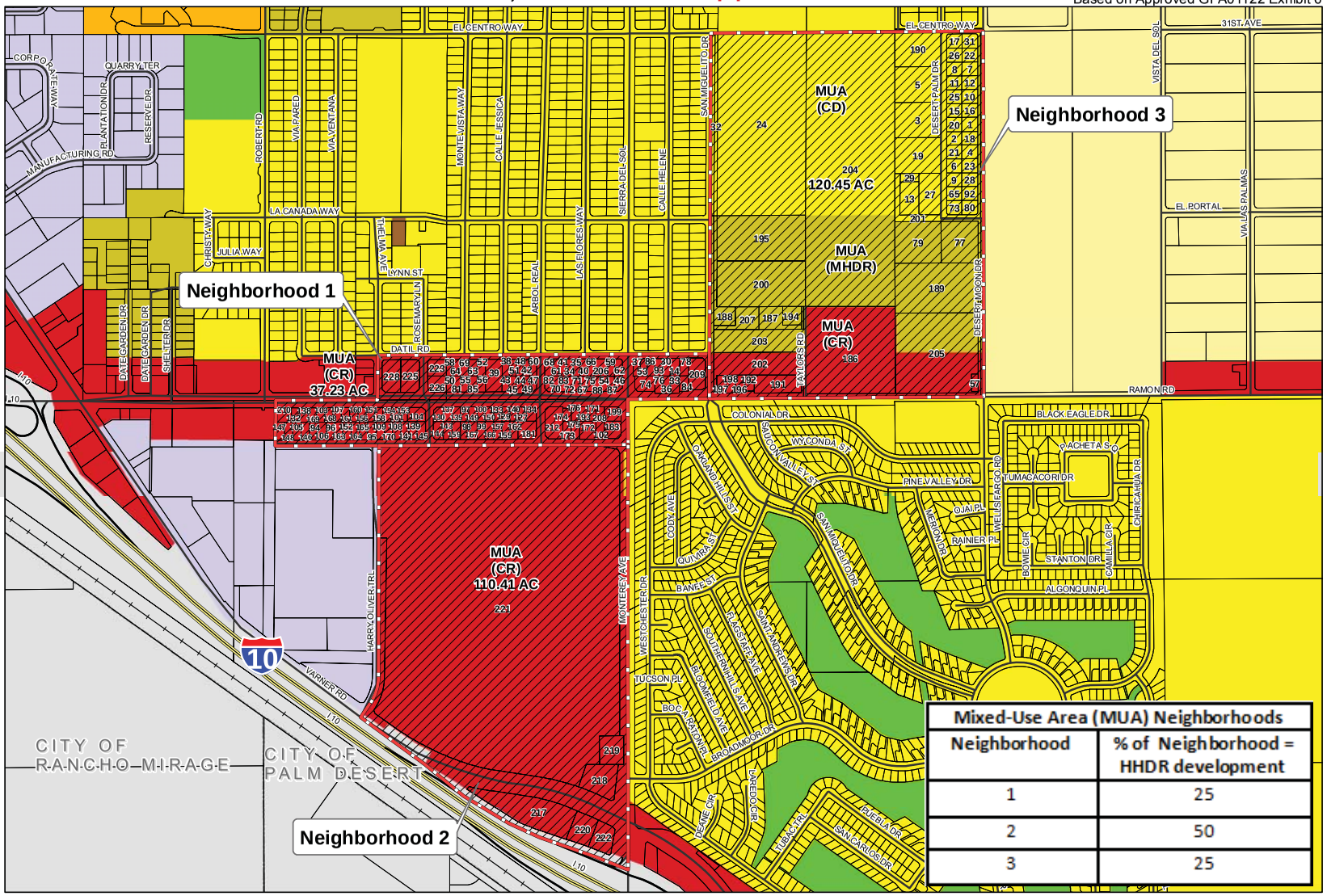
Mickey Zolezio \\agency\tfmagis\Projects\Planning\HousingElement\HHDR_Mapping\WorkExhibits\BOS_Approved\ThousandPalmsComm\I10_CookSt_Exhibit6.mxd

Thousand Palms Town Center - Northern Portion

GPA 01122, CZ 07902: Approved General Plan

Based on Approved GPA01122 Exhibit 6

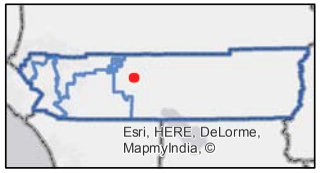


Supervisor Benoit
Supervisorial District 4
Western Coachella Valley Area Plan
Riverside County General Plan 5th Cycle Housing Element

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Rail Roads
- Cities
- Area Plans
- Very Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Highest Density Residential
- Commercial Retail
- Light Industrial
- Open Space Recreation
- City
- Freeway

Mixed-Use Area (MUA) Neighborhoods	
Neighborhood	% of Neighborhood = HHDR development
1	25
2	50
3	25

December 6, 2016



Zoning District: Thousand Palms District

0 400 800 1,600 2,400 3,200 Feet

1 inch = 730 feet

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Mickey Zolezio \\agency\tlmagis\Projects\Planning\HousingElement\HHDR_Mapping\WorkExhibits\BOS_Approved\ThousandPalmsTownCenter_Exhibit6_NorthPortion.mxd

Thousand Palms Town Center - Southern Portion

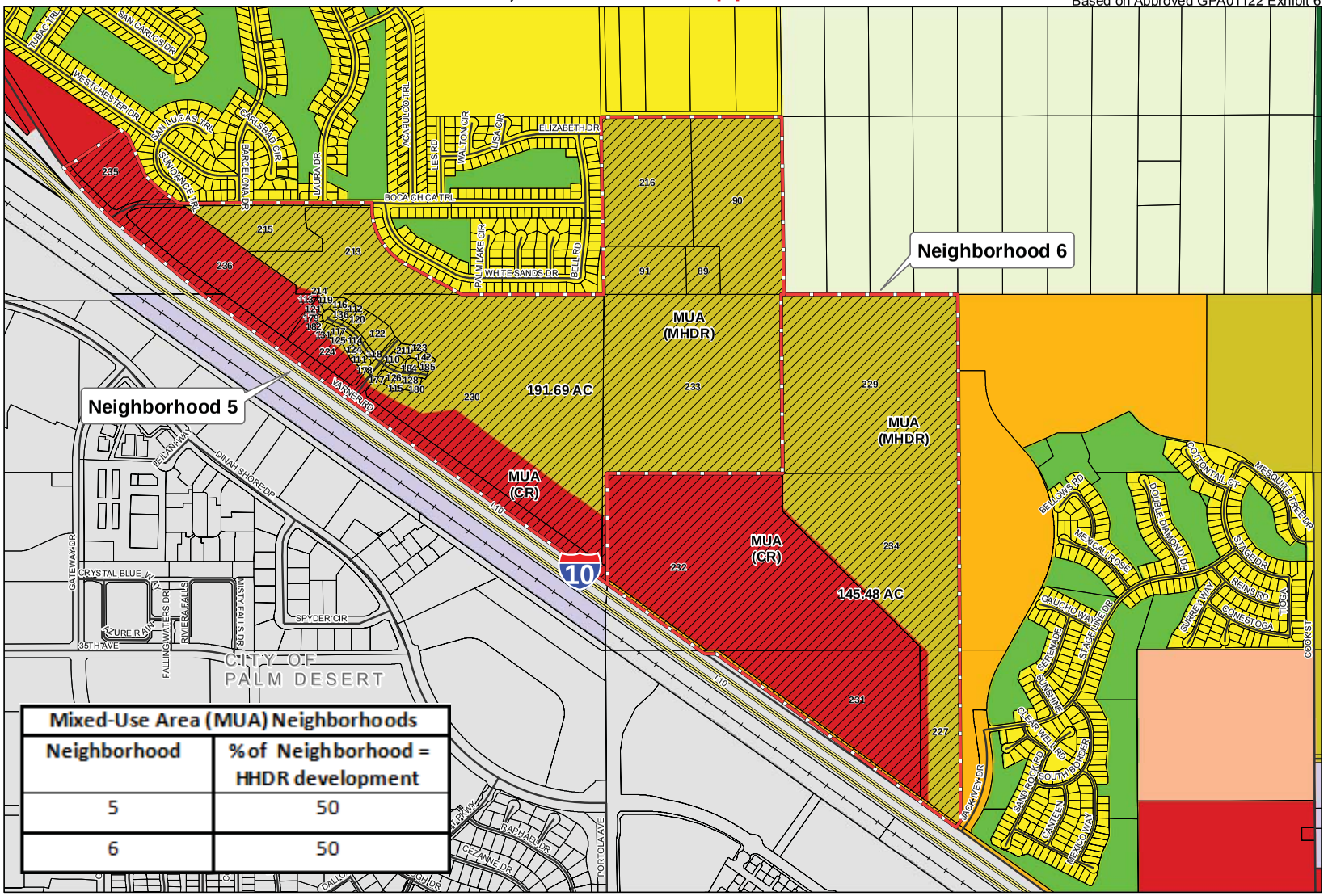
GPA 01122, CZ 07902: Approved General Plan

Based on Approved GPA01122 Exhibit 6

RIVERSIDE COUNTY
PLANNING DEPARTMENT

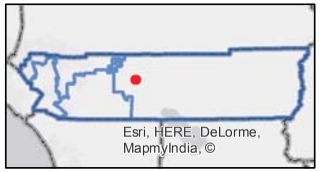
Supervisor Benoit
Supervisorial District 4
Western Coachella Valley Area Plan
Riverside County General Plan 5th Cycle Housing Element

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Rail Roads
- Cities
- Area Plans
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Commercial Retail
- Light Industrial
- Business Park
- Rural Residential
- Conservation Habitat
- Open Space Recreation
- City
- Freeway



Mixed-Use Area (MUA) Neighborhoods	
Neighborhood	%of Neighborhood = HHDR development
5	50
6	50

December 6, 2016



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Zoning District: Thousand Palms District

0 410 820 1,640 2,460 3,280 Feet

1 inch = 751 feet

Mickey Zolezio \\agency\tlmagis\Projects\Planning\HousingElement\HHDR_Mapping\WorkExhibits\BOS_Approved\ThousandPalmsTownCenter_Exhibit6_SouthPortion.mxd

Desert Edge/Southeast Desert Hot Springs Community

GPA 01122, CZ 07902: Approved General Plan

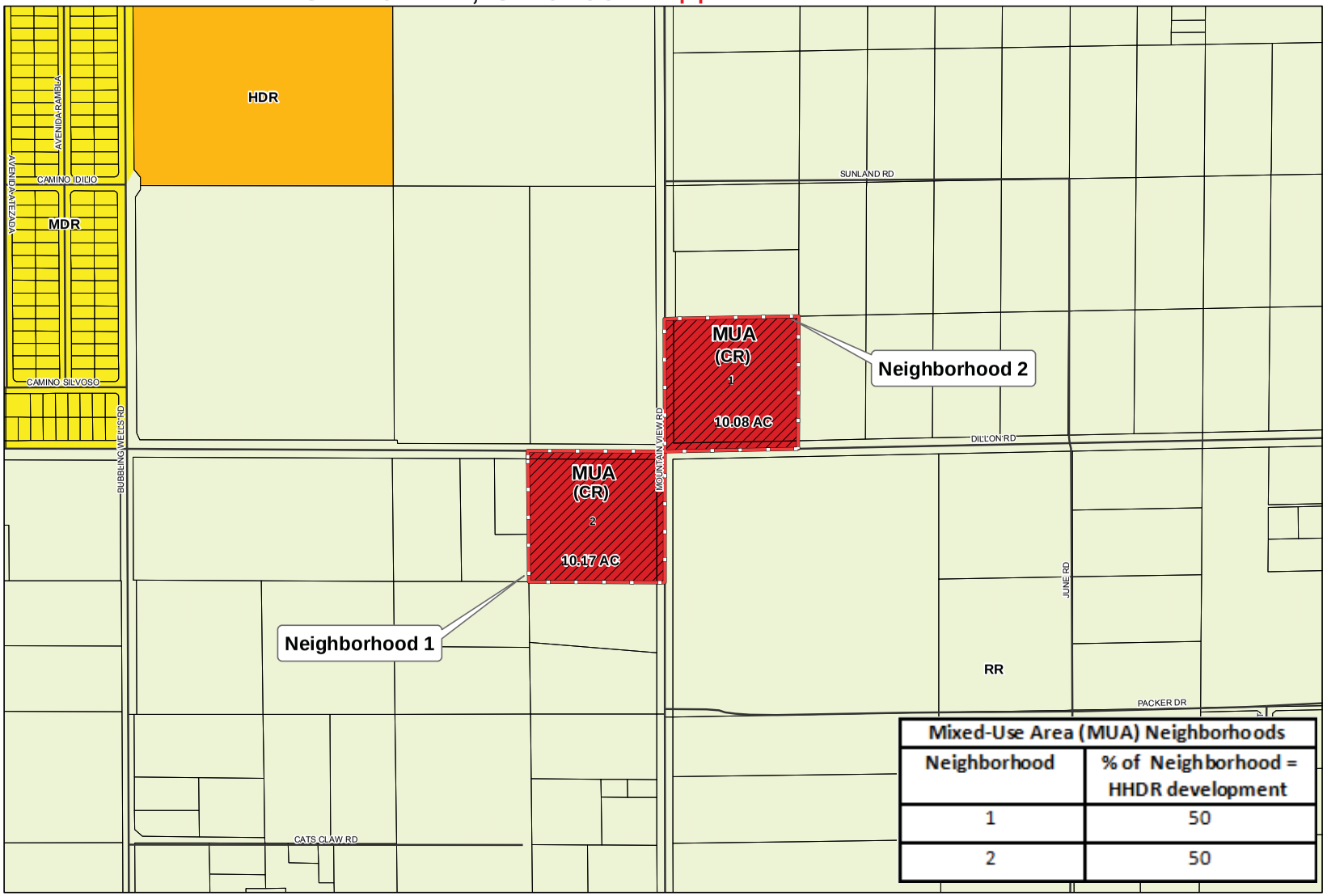
Based on Approved GPA01122 Exhibit 6

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Supervisor Benoit
Supervisorial District 4
Western Coachella Valley Area Plan

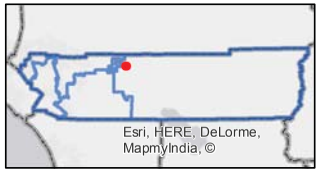
Riverside County General Plan 5th Cycle

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Area Plans
- Medium Density Residential
- High Density Residential
- Commercial Retail
- Rural Residential



Mixed-Use Area (MUA) Neighborhoods	
Neighborhood	% of Neighborhood = HHDR development
1	50
2	50

December 6, 2016



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Zoning District: Pass & Desert District

0 270 540 1,080 1,620 2,160 Feet

1 inch = 500 feet

Mickey Zolezio \\agency\tlmagis\Projects\Planning\HousingElement\HHDR_Mapping\WorkExhibits\BOS_Approved\DesertEdge_Exhibit6.mxd

APPENDIX P-1B
ADDITIONAL SITES INVENTORY

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
Eastern Coachella Valley Area Plan													
Mecca Town Center													
727111005	0.35	MHDR	A-1-5	HHDR	R-7	30	10		AV - AGRICULTURE	EASTERN COACHELLA VALLEY AREA PLAN	MECCA TOWN CENTER	SITE 1	7
727250004	0.36	VHDR	W-2	MUA (50% HHDR)	MIXED USE	30		5	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	MECCA TOWN CENTER	SITE 4	12
727271015	0.06	CR	W-2	MUA (75% HHDR)	MIXED USE	30		1	YD - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	MECCA TOWN CENTER	SITE 5	13
727271020	0.62	CR	C-P-S	MUA (75% HHDR)	MIXED USE	30		14	AF - AGRICULTURE	EASTERN COACHELLA VALLEY AREA PLAN	MECCA TOWN CENTER	SITE 5	9
727271019	0.50	VHDR	W-2	MUA (75% HHDR)	MIXED USE	30		11	AF - AGRICULTURE	EASTERN COACHELLA VALLEY AREA PLAN	MECCA TOWN CENTER	SITE 5	14
727272008	0.99	AG	A-1-5	MUA (25% HHDR)	MIXED USE	30		7	YD - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	MECCA TOWN CENTER	SITE 6	6
North Shore Town Center													
723161002	0.37	VLDR	W-2	HHDR	R-7	30	11		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	56
723162011	0.29	VLDR	W-2	HHDR	R-7	30	9		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	48
723162018	0.28	VLDR	W-2	HHDR	R-7	30	8		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	52
723162005	0.30	VLDR	W-2	HHDR	R-7	30	9		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	49
723174004	0.37	CR	W-2	HHDR	R-7	30	11		CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	50
723162002	0.29	VLDR	W-2	HHDR	R-7	30	9		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	59
723161006	0.19	VLDR	W-2	HHDR	R-7	30	6		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	2
723174003	0.36	VLDR	W-2	HHDR	R-7	30	11		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	60
723174015	0.37	VLDR	W-2	HHDR	R-7	30	11		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	74
723162020	0.28	VLDR	W-2	HHDR	R-7	30	8		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	71
723163011	0.17	VLDR	W-2	HHDR	R-7	30	5		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	65
723161011	0.05	VLDR	W-2	HHDR	R-7	30	1		CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	78
723162017	0.35	VLDR	W-2	HHDR	R-7	30	10		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	73
723163007	0.17	VLDR	W-2	HHDR	R-7	30	5		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	90
723162021	0.31	VLDR	W-2	HHDR	R-7	30	9		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	93
723163018	0.22	VLDR	W-2	HHDR	R-7	30	7		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	82
723174009	0.39	VLDR	W-2	HHDR	R-7	30	12		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	83
723163023	0.31	VLDR	W-2	HHDR	R-7	30	9		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	84
723174010	0.30	VLDR	W-2	HHDR	R-7	30	9		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	86
723174022	0.40	VLDR	W-2	HHDR	R-7	30	12		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	89
723174025	0.28	VLDR	W-2	HHDR	R-7	30	8		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	87
723174026	0.29	VLDR	W-2	HHDR	R-7	30	9		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	91
723163004	0.17	VLDR	W-2	HHDR	R-7	30	5		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	103
723163005	0.17	VLDR	W-2	HHDR	R-7	30	5		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	104
723163029	0.17	VLDR	W-2	HHDR	R-7	30	5		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	99
723163032	0.17	VLDR	W-2	HHDR	R-7	30	5		NO CLASSIFICATION	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	107
723163022	0.22	VLDR	W-2	HHDR	R-7	30	7		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	96
723163028	0.17	VLDR	W-2	HHDR	R-7	30	5		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	94
723174011	0.27	VLDR	W-2	HHDR	R-7	30	8		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	98
723174012	0.24	VLDR	W-2	HHDR	R-7	30	7		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	105
723161005	0.14	VLDR	W-2	HHDR	R-7	30	4		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	70
723162016	0.46	VLDR	W-2	HHDR	R-7	30	14		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	3
723161007	0.36	VLDR	W-2	HHDR	R-7	30	11		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	7
723161008	0.37	VLDR	W-2	HHDR	R-7	30	11		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	6
723162012	0.32	VLDR	W-2	HHDR	R-7	30	10		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	5

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
723163006	0.17	VLDR	W-2	HHDR	R-7	30	5		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	18
723163008	0.17	VLDR	W-2	HHDR	R-7	30	5		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	14
723173001	0.26	VLDR	W-2	HHDR	R-7	30	8		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	12
723163024	0.33	VLDR	W-2	HHDR	R-7	30	10		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	28
723174018	0.35	VLDR	W-2	HHDR	R-7	30	11		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	17
723163027	0.24	VLDR	W-2	HHDR	R-7	30	7		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	13
723174024	0.29	VLDR	W-2	HHDR	R-7	30	9		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	35
723124003	0.41	VLDR	W-2	HHDR	R-7	30	12		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	112
723124001	0.34	VLDR	W-2	HHDR	R-7	30	10		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	113
723141005	0.46	VLDR	W-2	HHDR	R-7	30	14		CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	116
723144007	0.38	VLDR	W-2	HHDR	R-7	30	11		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	119
723143005	0.34	VLDR	W-2	HHDR	R-7	30	10		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	127
723124002	0.31	VLDR	W-2	HHDR	R-7	30	9		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	123
723144002	0.37	VLDR	W-2	HHDR	R-7	30	11		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	121
723144008	0.37	VLDR	W-2	HHDR	R-7	30	11		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	126
723143006	0.29	VLDR	W-2	HHDR	R-7	30	9		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	130
723144001	0.37	VLDR	W-2	HHDR	R-7	30	11		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	131
723144003	0.37	VLDR	W-2	HHDR	R-7	30	11		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	132
723144004	0.37	VLDR	W-2	HHDR	R-7	30	11		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	133
723161001	0.36	VLDR	W-2	HHDR	R-7	30	11		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	120
723141006	0.42	VLDR	W-2	HHDR	R-7	30	13		CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	185
723141003	0.33	VLDR	W-2	HHDR	R-7	30	10		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	184
723163012	0.37	VLDR	W-2	HHDR	R-7	30	11		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	191
723163025	0.18	VLDR	W-2	HHDR	R-7	30	5		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	189
723163010	0.18	VLDR	W-2	HHDR	R-7	30	5		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	194
723163026	0.24	VLDR	W-2	HHDR	R-7	30	7		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	195
723163030	0.24	VLDR	W-2	HHDR	R-7	30	7		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	200
723163015	0.19	VLDR	W-2	HHDR	R-7	30	6		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	181
723163031	0.19	VLDR	W-2	HHDR	R-7	30	6		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	197
723163016	0.19	VLDR	W-2	HHDR	R-7	30	6		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	198
723163009	0.17	VLDR	W-2	HHDR	R-7	30	5		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	182
723163014	0.21	VLDR	W-2	HHDR	R-7	30	6		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	196
723163020	0.24	VLDR	W-2	HHDR	R-7	30	7		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	183
723141004	0.51	VLDR	W-2	HHDR	R-7	30	15		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	186
723161003	0.36	VLDR	W-2	HHDR	R-7	30	11		YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	128
723141002	0.29	VLDR	W-2	HHDR	R-7	30	9		YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 1	187
723212007	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	8
723212005	0.35	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	1
723212009	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	9
723212008	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	16
723212011	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	10
723212013	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	11
723222001	0.33	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	21
723223001	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	23

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
723222004	0.33	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	20
723212006	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	34
723223009	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	24
723222006	0.33	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	32
723212015	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	26
723211004	0.30	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	37
723223005	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	31
723223007	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	30
723222003	0.32	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	33
723212010	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	38
723211003	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	40
723212014	0.30	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	42
723222002	0.32	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	39
723222005	0.32	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	41
723222010	0.33	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	43
723223008	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	45
723225002	0.26	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	44
723211001	0.46	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	55
723212012	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	62
723222013	0.33	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	57
723223006	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	58
723223002	0.33	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	80
723223010	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	92
723222007	0.32	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	101
723222009	0.33	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	136
723222011	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	139
723225001	0.25	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	143
723212002	0.36	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	145
723225003	0.33	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	144
723225004	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	149
723222012	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	158
723225006	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	148
723225007	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	161
723225013	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	151
723224002	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	165
723224001	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	156
723225010	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	154
723225015	0.28	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	YD - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	162
723225017	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	164
723225018	0.42	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	138
723225016	0.46	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	135
723225008	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	137
723225012	0.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	140
723225009	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	142

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
725150009	0.18	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	150
723212016	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	169
723223004	0.26	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	168
723211002	0.69	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		7	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	167
723224005	1.35	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		14	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	173
723224006	0.47	CR	R-3	MUA (35% HHDR)	MIXED USE	30		5	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	176
723224003	0.34	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	177
723224005	0.67	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		7	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	173
723211001	0.17	CR	R-3	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	55
723224006	0.41	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	176
725160003	1.33	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		14	YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	147
723225015	0.10	HDR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YD - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	162
723212002	0.36	CR	R-3	MUA (35% HHDR)	MIXED USE	30		4	CY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	145
723212005	0.01	HDR	C-P-S	MUA (35% HHDR)	MIXED USE	30		0	YY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	1
725160001	0.32	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	AY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	160
725150007	0.54	CT	W-2	MUA (35% HHDR)	MIXED USE	30		6	AY - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	201
725160008	2.79	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		29	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	157
725160008	0.13	CT	W-2	MUA (35% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	157
723212001	0.39	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	134
725160005	2.80	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		29	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	172
725160005	2.17	CT	W-2	MUA (35% HHDR)	MIXED USE	30		23	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	172
725160006	2.87	CT	C-P-S	MUA (35% HHDR)	MIXED USE	30		30	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	166
725160006	1.05	CT	W-2	MUA (35% HHDR)	MIXED USE	30		11	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	166
723225014	0.29	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	163
723212017	0.54	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		6	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	170
723225011	0.35	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	CA - APARTMENT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	141
723223003	0.34	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		4	CA - APARTMENT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	36
723222008	0.32	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	CA - APARTMENT	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	108
723225005	0.33	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	146
723224004	0.32	HDR	R-3	MUA (35% HHDR)	MIXED USE	30		3	R2 - RESIDENTIAL	EASTERN COACHELLA VALLEY AREA PLAN	NORTH SHORE TOWN CENTER	SITE 2	175
Oasis Town Center													
755162001	0.26	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		4	AZ - AGRICULTURE	EASTERN COACHELLA VALLEY AREA PLAN	OASIS TOWN CENTER	SITE 2	7
755162004	0.37	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		6	AZ - AGRICULTURE	EASTERN COACHELLA VALLEY AREA PLAN	OASIS TOWN CENTER	SITE 2	3
755162010	0.03	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		0	YS - VACANT	EASTERN COACHELLA VALLEY AREA PLAN	OASIS TOWN CENTER	SITE 2	11
755161011	1.08	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		16	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	OASIS TOWN CENTER	SITE 2	5
755161015	1.51	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		23	MO - MOBILE HOME	EASTERN COACHELLA VALLEY AREA PLAN	OASIS TOWN CENTER	SITE 2	4
755162012	5.52	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		83	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	OASIS TOWN CENTER	SITE 2	6
755162012	2.27	AG	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		34	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	OASIS TOWN CENTER	SITE 2	10
755162012	1.76	AG	A-1-10	MUA (50% HHDR)	MIXED USE	30		26	C1 - COMMERCIAL	EASTERN COACHELLA VALLEY AREA PLAN	OASIS TOWN CENTER	SITE 2	6
Elsionre Area Plan													
Meadowbrook Town Center													
349342023	0.11	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	33
349342017	0.86	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	29
349342029	0.82	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		12	CY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	32

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
349124024	0.12	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	15
349342025	0.36	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	30
349124024	0.41	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	14
349080075	0.63	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		9	CY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	21
349124027	0.32	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	20
349124027	0.29	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	26
349080077	0.81	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		12	CY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	34
349080070	0.13	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	13
349080023	0.20	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	10
349080065	1.06	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		16	C1 - COMMERCIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	22
349080064	0.56	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		8	C1 - COMMERCIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	16
349080078	2.79	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		42	C1 - COMMERCIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	28
349080078	0.19	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	28
349080076	3.62	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		54	CR - COMMERCIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	17
349100043	0.58	CR	R-R	MUA (50% HHDR)	MIXED USE	30		9	MF - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	25
349100006	2.13	CR	R-A-2	MUA (50% HHDR)	MIXED USE	30		32	MF - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	8
349080020	1.28	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		19	MF - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	2
349080017	0.17	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	MF - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	4
349080017	0.07	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		1	MF - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	4
349080024	0.20	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		3	MF - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	6
349100007	2.01	CR	R-A-2	MUA (50% HHDR)	MIXED USE	30		30	MF - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	9
349080066	1.18	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		18	MO - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	19
349100046	0.77	CR	R-R	MUA (50% HHDR)	MIXED USE	30		12	MR - MOBILE HOME	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	24
349100044	3.25	CR	R-R	MUA (50% HHDR)	MIXED USE	30		49	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	23
349080069	0.99	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		15	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	18
349080071	2.09	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		31	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	12
349080068	0.79	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		12	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	1
349080068	0.01	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		0	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	1
349100009	2.00	CR	R-A-2	MUA (50% HHDR)	MIXED USE	30		30	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	11
349080072	1.09	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		16	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	3
349080072	0.00	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		0	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	3
349080072	0.13	CR	W-2-M-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	3
349080067	0.80	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		12	R2 - RESIDENTIAL	ELSIONRE AREA PLAN	MEADOWBROOK TOWN CENTER	SITE 1	27
Harvest Valley/Winchester Area Plan													
Winchester Community (West)													
462080016	0.18	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER COMMUNITY (WEST)	SITE 1	3
462080013	0.18	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER COMMUNITY (WEST)	SITE 1	11
462080014	0.18	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER COMMUNITY (WEST)	SITE 1	12
462080015	0.19	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER COMMUNITY (WEST)	SITE 1	14
462090002	1.63	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		12	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER COMMUNITY (WEST)	SITE 1	16
462080004	5.15	MDR	R-R	MUA (25% HHDR)	MIXED USE	30		39	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER COMMUNITY (WEST)	SITE 1	4
462080011	8.45	MDR	A-1-10	MUA (25% HHDR)	MIXED USE	30		63	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER COMMUNITY (WEST)	SITE 1	6

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
Winchester Town Center													
463060018	0.55	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		8	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	154
462151001	0.57	MDR	M-SC	MUA (50% HHDR)	MIXED USE	30		9	NO CLASSIFICATION	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	100
463060026	1.01	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	151
463060005	0.90	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		13	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	160
463060004	0.93	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		14	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	155
463060003	0.94	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		14	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	150
463060022	1.01	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	165
463077001	0.27	MDR	M-SC	MUA (50% HHDR)	MIXED USE	30		4	CY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	159
463077002	0.71	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		11	CY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	169
463077002	0.26	MDR	M-SC	MUA (50% HHDR)	MIXED USE	30		4	CY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	169
463080023	0.96	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		7	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	89
463080024	0.95	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		7	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	91
462100062	0.95	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		10	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	11
462164007	0.18	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	50
462165005	0.71	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		7	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	52
462164003	0.16	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	53
462171005	0.17	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	MY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	68
462172001	0.09	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		1	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	64
462173001	0.36	CR	R-R	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	66
462172003	0.63	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		7	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	71
462110010	0.87	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		9	AN - AGRICULTURE	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	72
462110011	0.87	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		9	AN - AGRICULTURE	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	77
462110006	0.90	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		9	AY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	102
462166004	0.52	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	CY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	110
462172004	0.35	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	104
462173011	0.18	CR	R-R	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	111
462173009	0.08	CR	C-R	MUA (35% HHDR)	MIXED USE	30		1	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	114
462110007	0.88	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		9	AY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	33
463118007	0.24	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	4
463118009	0.08	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		1	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	2
463118010	0.08	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		1	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	1
463118012	0.65	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		10	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	106
463118011	0.16	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	15
463118008	0.08	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		1	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	3
463142002	0.10	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		1	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	121
463142005	0.09	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		1	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	30
463142007	1.11	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		17	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	17
463141009	0.50	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		7	CY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	22
463141002	0.51	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	24
463142006	0.72	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		11	YY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	35
463141008	1.00	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		15	CY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	43
462120012	0.86	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		13	AY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 7	175
462120013	0.88	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		13	AN - AGRICULTURE	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 7	174

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
462120014	0.56	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		8	AY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 7	138
462120006	0.92	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		14	AY - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 7	140
462120038	0.34	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		5	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 7	141
463130011	0.86	CR	R-R	MUA (50% HHDR)	MIXED USE	30		13	YR - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 9	132
463080011	0.69	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		5	YS - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	88
462140021	0.99	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		15	YS - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	180
463160042	0.72	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		8	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	28
463160036	0.25	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		3	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	39
463130010	0.89	CR	R-R	MUA (50% HHDR)	MIXED USE	30		13	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 9	136
462166003	0.52	CR	R-R	MUA (35% HHDR)	MIXED USE	30		5	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	51
462165003	0.17	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	55
463160027	0.53	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		6	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	120
462172005	1.06	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		11	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	112
462165002	0.17	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	26
462164006	0.15	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	20
462173006	0.18	CR	C-R	MUA (35% HHDR)	MIXED USE	30		2	YS - VACANT	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	67
462173003	0.10	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	75
462140016	1.29	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		19	C1 - COMMERCIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	183
462173005	0.29	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	78
462173008	0.53	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		6	C1 - COMMERCIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	63
462166007	0.47	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	49
462173004	0.15	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	73
463118006	1.16	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	C1 - COMMERCIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	36
462140022	1.11	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		17	CX - CHURCH	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	178
463060032	1.10	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		16	M2 - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	146
463060029	0.56	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		8	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	143
463160034	1.31	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		14	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	46
462171004	0.18	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	65
463080020	1.01	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		8	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	81
463080010	1.30	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		10	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	92
463060025	0.52	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		8	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	157
462171002	0.35	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	58
463060031	0.79	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		12	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	147
463120017	2.59	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		27	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	167
463080018	0.96	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		7	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	163
463060024	0.50	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		8	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	145
463080007	0.68	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		5	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	70
463160028	0.53	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		6	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	19
462165011	0.17	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	47
463080006	0.79	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		6	MF - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	74
463080017	0.78	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		6	MO - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	171
463160030	0.54	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		6	MO - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	31
463100005	2.12	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		16	MO - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	105
462140009	0.17	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		3	MO - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	186

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
463160037	0.25	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		3	MO - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	40
463060030	0.56	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		8	MO - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	152
463060006	1.88	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		28	MO - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	166
463120018	2.53	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		27	MO - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	170
463160029	0.53	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		6	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	27
462165001	0.17	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	21
462140017	1.66	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		25	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	187
462140023	1.72	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		26	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	184
463160047	2.26	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		24	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	42
463060016	1.11	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		17	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	142
462140020	0.87	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		13	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	181
462140014	1.99	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		30	MR - MOBILE HOME	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 2	177
462110009	4.14	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		43	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	109
462165010	0.34	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	94
463142001	0.34	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 6	116
462166005	0.53	CR	R-R	MUA (35% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	101
463160041	1.15	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		12	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	113
463160026	0.99	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		10	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	16
463160044	0.25	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	25
462173010	0.27	CR	C-R	MUA (35% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	57
462165013	0.18	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	54
463060020	1.04	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		16	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	144
463160043	0.25	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	117
463160033	0.98	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		10	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 8	119
462171003	2.61	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		27	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	61
463060015	0.58	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		9	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 3	148
463080022	1.02	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		8	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	84
462165012	0.17	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	103
463080021	1.39	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		10	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	115
463100001	4.06	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		30	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	98
462100067	2.15	MDR	R-R	MUA (35% HHDR)	MIXED USE	30		23	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 5	176
463080005	0.38	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	69
463130006	2.88	MDR	R-R	MUA (50% HHDR)	MIXED USE	30		43	R1 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 9	134
463080019	1.01	LDR	R-R	MUA (25% HHDR)	MIXED USE	30		8	R2 - RESIDENTIAL	HARVEST VALLEY/WINCHESTER AREA PLAN	WINCHESTER TOWN CENTER	SITE 4	168
Highgrove Area Plan													
Highgrove Town Center													
255060014	0.15	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		3	CY - VACANT	HIGHGROVE AREA PLAN	HIGHGROVE TOWN CENTER	SITE 3	14
255110029	0.48	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		11	CY - VACANT	HIGHGROVE AREA PLAN	HIGHGROVE TOWN CENTER	SITE 3	19
255110019	0.09	LI	M-SC	MUA (75% HHDR)	MIXED USE	30		2	CY - VACANT	HIGHGROVE AREA PLAN	HIGHGROVE TOWN CENTER	SITE 3	23
255040016	3.03	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		45	C1 - COMMERCIAL	HIGHGROVE AREA PLAN	HIGHGROVE TOWN CENTER	SITE 1	12
255040009	0.35	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	HIGHGROVE AREA PLAN	HIGHGROVE TOWN CENTER	SITE 1	2

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
Lakeview/Nuevo Area Plan													
Lakeview Town Center													
308150004	1.47	MDR	R-A-5	MUA (25% HHDR)	MIXED USE	30		11	AY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	1
426020005	0.58	MDR	SP ZONE	MUA (25% HHDR)	MIXED USE	30		4	AI - AGRICULTURE	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	33
426020006	1.07	MDR	SP ZONE	MUA (25% HHDR)	MIXED USE	30		8	YY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 1	32
426060008	0.78	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		12	YY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 2	23
426440007	0.53	MDR	SP ZONE	MUA (50% HHDR)	MIXED USE	30		8	AI - AGRICULTURE	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 2	21
426072001	0.49	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		7	CY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 4	17
426073009	0.31	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		5	CY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 4	10
426074005	0.65	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		10	CY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 4	14
426092002	0.73	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		11	CY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 4	18
426092006	0.74	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		11	CY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 4	20
426083010	0.15	CR	C-P-S	HHDR	R-7	30	5		MY - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 7	36
426083009	0.48	CR	C-P-S	HHDR	R-7	30	14		YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 7	38
426060022	0.27	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		4	AS - VACANT	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 2	30
426091002	0.74	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		11	C1 - COMMERCIAL	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 4	29
426072002	0.63	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		9	C1 - COMMERCIAL	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 4	31
426083008	0.31	CR	C-P-S	HHDR	R-7	30	9		C1 - COMMERCIAL	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 5	40
426073002	0.52	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	C1 - COMMERCIAL	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 4	12
426083011	0.17	CR	C-P-S	HHDR	R-7	30	5		M2 - MOBILE HOME	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 5	37
426074002	0.53	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	LAKEVIEW TOWN CENTER	SITE 4	16
Nuevo Community (Western Area)													
307270028	0.60	CR	R-R	MUA (75% HHDR)	MIXED USE	30		13	YR - VACANT	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	29
307270024	0.17	CR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	23
307270020	4.85	CR	C-P-S	MUA (75% HHDR)	MIXED USE	30		109	CR - COMMERCIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	15
307240001	9.27	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		139	MF - MOBILE HOME	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 1	17
310270004	0.94	CR	R-R	MUA (75% HHDR)	MIXED USE	30		21	MF - MOBILE HOME	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	13
307270018	0.51	CR	R-R	MUA (75% HHDR)	MIXED USE	30		11	MO - MOBILE HOME	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	25
307270016	1.22	CR	R-R	MUA (75% HHDR)	MIXED USE	30		27	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	38
310270009	5.30	CR	R-R	MUA (75% HHDR)	MIXED USE	30		119	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	8
310270008	0.90	CR	R-R	MUA (75% HHDR)	MIXED USE	30		20	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	14
307270015	1.24	CR	R-R	MUA (75% HHDR)	MIXED USE	30		28	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	36
310270010	1.77	CR	R-R	MUA (75% HHDR)	MIXED USE	30		40	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	7
307270014	0.46	CR	R-R	MUA (75% HHDR)	MIXED USE	30		10	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	31
310270007	1.15	CR	R-R	MUA (75% HHDR)	MIXED USE	30		26	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	11
307270006	1.72	CR	R-R	MUA (75% HHDR)	MIXED USE	30		39	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	33
307270017	1.92	CR	R-R	MUA (75% HHDR)	MIXED USE	30		43	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	19
310270002	0.85	CR	R-R	MUA (75% HHDR)	MIXED USE	30		19	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	3
310270001	1.06	CR	R-R	MUA (75% HHDR)	MIXED USE	30		24	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	10
307240061	9.77	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		147	R1 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 1	21
307270013	0.69	CR	R-R	MUA (75% HHDR)	MIXED USE	30		15	R2 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	35
310270003	0.94	CR	R-R	MUA (75% HHDR)	MIXED USE	30		21	R2 - RESIDENTIAL	LAKEVIEW/NUEVO AREA PLAN	NUEVO COMMUNITY (WESTERN AREA)	SITE 2	5

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
Mead Valley Area Plan													
Good Hope Community													
326240037	0.29	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			YY - VACANT	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	6
326240080	0.84	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			YR - VACANT	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	7
326250028	1.01	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			YY - VACANT	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	26
326250031	1.01	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			YR - VACANT	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	27
326250032	0.76	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			YR - VACANT	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	29
326250027	1.00	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			YY - VACANT	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	40
326240018	0.54	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			YY - VACANT	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	43
326240038	1.02	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			MR - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	1
326250035	1.07	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			C1 - COMMERCIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	18
326250041	6.56	LI	R-R	MUA (30% HHDR)	MIXED USE	30			C1 - COMMERCIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	12
326250024	2.53	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			M2 - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	38
326240008	4.66	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			M2 - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	8
326240075	0.81	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			MF - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	46
326250023	2.47	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			MF - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	49
326240050	1.12	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			MF - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	20
326250025	2.51	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			MF - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	24
326240054	0.84	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			MF - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	19
326250022	2.53	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			MF - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	13
326240074	0.71	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			MF - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	44
326250020	1.02	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			MO - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	41
326250030	0.58	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			MO - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	36
326240053	0.76	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			MO - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	30
326250042	1.01	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			MO - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	32
326240060	4.42	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			MO - MOBILE HOME	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	25
326240027	1.11	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	14
326250036	10.79	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	5
326240044	0.75	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	22
326240030	1.03	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	23
326250018	1.12	MDR	R-R	MUA (50% HHDR)	MIXED USE	30			R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	11
326240084	0.97	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	45
326240083	1.01	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	39
326240048	0.96	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	10
326240078	0.77	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	47
326240081	1.00	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	34
326240047	0.98	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	37
326240082	1.57	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	9
326240076	2.07	MDR	R-R	MUA (30% HHDR)	MIXED USE	30			R2 - RESIDENTIAL	MEAD VALLEY AREA PLAN	GOOD HOPE COMMUNITY	SITE 1	2
Mead Valley Community (I-215/Nuevo Rd Vicinity)													
305270028	0.38	BP	A-1-1	MUA (50% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	2
305270026	0.39	BP	A-1-1	MUA (50% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	3
305270044	2.23	BP	A-1-1	MUA (50% HHDR)	MIXED USE	30		34	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	5
305270029	1.55	BP	A-1-1	MUA (50% HHDR)	MIXED USE	30		23	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY COMMUNITY (I-215/NUEVO RD VICINITY)	SITE 3	6

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
Mead Valley Town Center													
318090031	0.85	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	20
318090023	0.21	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	16
318090013	0.33	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	17
318090032	0.85	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	18
318090018	0.21	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	27
318090017	0.21	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	28
318090015	0.41	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	42
318140019	0.74	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		11	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	13
318140021	0.39	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	37
318140015	0.56	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	7
318140016	0.56	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	YR - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	35
318140002	0.56	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	32
318140020	0.19	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	34
318090020	0.21	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	6
318090024	0.21	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	2
319181012	0.43	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	9
318140017	0.54	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	33
318140003	0.58	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		9	YY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	25
319052029	0.33	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		5	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	14
319052015	0.42	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		6	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	36
319181033	0.34	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		5	YR - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	12
318061027	0.31	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		5	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	43
318061030	0.30	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		4	CY - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	44
318061037	0.92	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		14	C1 - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	46
318061037	0.34	RC-LDR	R-R-1/2	MUA (50% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	46
318130003	0.25	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		4	YS - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	19
318140029	0.52	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	C1 - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	41
318140028	0.55	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		8	C1 - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	22
318090030	0.85	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	YS - VACANT	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	15
318140004	0.93	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		14	C1 - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	26
318062011	0.76	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		11	C1 - COMMERCIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	47
318140005	1.12	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	CX - CHURCH	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	40
318090014	0.41	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		6	M2 - MOBILE HOME	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	1
318160005	1.12	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		17	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	8
318090028	0.85	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	48
318130004	0.87	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	5
318090016	0.41	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	MEAD VALLEY AREA PLAN	MEAD VALLEY TOWN CENTER	SITE 1	38

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
Temescal Canyon Area Plan													
Home Gardens Town Center													
115241030	0.14	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	99
115262017	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	114
115242033	0.17	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	81
115262013	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	84
115241011	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	88
115262033	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	100
115261019	0.08	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	98
115241010	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	107
115251013	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	YY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	116
115241015	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	120
115241014	0.17	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	121
115273018	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	YY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	123
115251015	0.18	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	136
135041008	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	31
135041013	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	43
135041016	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	53
135061018	0.15	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	52
135041015	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	6
135032003	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	12
135061002	0.11	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CX - CHURCH	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	26
135061021	0.01	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		0	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	23
135031027	0.23	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	30
135031007	0.23	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	38
135022005	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	50
135022029	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	YY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	67
135041023	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	68
135041002	0.37	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		3	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	69
135032005	0.09	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	61
115241017	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	89
135041020	0.18	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	2
115261034	0.20	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	111
135041004	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	32
115261020	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	117
115242031	0.25	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	122
115273017	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	95
115273036	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	126
115251014	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	137
135022028	0.05	CR	R-1	MUA (25% HHDR)	MIXED USE	30		0	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	74
135022030	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	66
135041003	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	5
135032028	0.20	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	47
135022003	0.23	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	39

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
135041018	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	8
135032006	0.13	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	YY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	44
115273035	0.20	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	125
115273020	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	124
115261017	0.15	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	90
115251034	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	78
115241012	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	83
115262032	0.14	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	76
135061020	0.66	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	46
115274016	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	97
115262016	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	79
135032005	0.09	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	61
135031002	0.23	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	18
135041005	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	1
115252033	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	82
135031031	0.44	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	34
135103005	2.22	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		33	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 3	48
135061022	0.53	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		4	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	58
135032002	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	4
135151021	2.67	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		40	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 4	22
115274032	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	94
115274033	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	108
115274015	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	143
135022031	0.38	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	71
135041022	0.16	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	29
115241029	0.20	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	91
115300049	2.16	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		16	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	77
135032029	0.11	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	42
135031032	0.11	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	72
115300050	2.23	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		33	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 3	75
115300051	0.56	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		8	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 3	73
135151023	2.04	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		31	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 4	19
135170041	0.22	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 4	21
135170039	0.90	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		14	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 4	51
135103005	0.14	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 3	48
135031001	0.12	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CA - APARTMENT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	36
135031006	0.24	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	CA - APARTMENT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	37
135063020	1.31	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		10	CA - APARTMENT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	54
115252017	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	103
115242030	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	115
115241009	0.23	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	135
115242032	0.17	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	128
115252016	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	79
115262014	0.07	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	119

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
115252032	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	127
115251016	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	118
115273015	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	138
115242012	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	131
115300047	0.90	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		7	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	92
115300052	1.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		9	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	101
115261033	0.42	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		3	CT - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	141
135061003	0.12	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CX - CHURCH	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	27
135061004	0.12	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CX - CHURCH	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	64
135102001	6.43	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		96	CX - CHURCH	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 3	9
115251019	0.08	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	129
115252014	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	112
135061017	0.14	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	16
115242018	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	133
115251012	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	106
115251018	0.13	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	130
135032027	0.22	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	41
115262019	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	110
115262020	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	142
115274018	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	134
135061014	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	63
115242017	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	132
135041012	0.21	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	70
135022006	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	35
115251020	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	80
115252013	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	84
135041009	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	24
115261014	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	96
135041017	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	7
115274019	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	102
115273021	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	86
135061011	0.12	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	55
135063013	0.17	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	45
135063015	0.18	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	49
135032026	0.21	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	60
115261013	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	105
135063014	0.17	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	11
115262012	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	87
115274012	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	104
135022002	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	28
115252020	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	140
135061010	0.14	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	59
135032007	0.21	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	20
135061008	0.14	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	15

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
115261021	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	144
135061012	0.13	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	57
135031026	0.23	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	33
135063011	0.18	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	13
135063012	0.17	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	14
135061013	0.12	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	65
135061015	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	62
135061016	0.14	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	10
135061009	0.13	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	56
135041010	0.20	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	17
115273014	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	113
135041019	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	3
135041011	0.17	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	25
115274013	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	85
115252019	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	139
135041014	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	40
The Pass Area Plan													
Cabazon Town Center													
519250003	0.92	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		10	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	125
519250004	0.34	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	126
519320001	0.86	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		9	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	150
519320003	0.80	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		8	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	151
519330012	0.10	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	173
519330006	0.38	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	167
519320004	0.24	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	152
519320006	0.64	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		7	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	154
519320015	0.13	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	MY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	163
519330002	1.04	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		11	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	165
519330003	0.99	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		10	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	166
526021006	0.59	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		6	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	179
526021005	0.42	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	2
526031004	0.18	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	6
526031014	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	13
526033001	0.25	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	18
526031013	0.18	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	12
526031001	0.29	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	3
526031002	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	4
526060003	0.75	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		8	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	227
526060004	0.65	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		7	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	228
526031010	0.08	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	10
526033003	0.09	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	20
526035008	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	31
519320014	0.35	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	162
519320010	0.76	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		8	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	158

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
519330011	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	172
526060001	0.51	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	225
526035005	0.05	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	28
526033009	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	211
526035010	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	33
526023020	0.94	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		10	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	205
526032005	0.92	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		10	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	210
526022003	0.57	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		6	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	184
526032003	0.32	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	208
526032001	0.17	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	206
526034002	0.16	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	213
526023018	0.23	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		2	NO CLASSIFICATION	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	203
526023019	0.21	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		2	NO CLASSIFICATION	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	204
526060002	0.45	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	226
526023003	0.36	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	197
526034005	0.15	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	215
526022008	0.10	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	189
526023004	0.24	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	198
526023005	0.43	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	199
526021007	0.29	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	YS - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	180
526033006	0.14	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	23
526035004	0.06	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	27
526033004	0.08	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	21
526023007	0.31	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	200
526032004	1.33	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		14	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	209
526034003	0.17	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	214
526035011	0.19	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	34
526022007	0.20	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	188
519240002	0.16	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	118
519320013	1.20	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		13	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	161
519270005	0.33	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		3	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	144
519260004	0.14	LI	W-2-5	MUA (35% HHDR)	MIXED USE	30		2	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	132
519250009	0.74	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		8	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	130
526050002	0.33	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		5	YD - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 4	219
526050006	0.25	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		4	YS - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 4	221
526050007	0.21	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 4	222
526050005	0.08	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 4	220
526050009	0.19	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 4	223
526132002	0.35	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		5	YD - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	239
526132021	0.44	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		7	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	242
526132020	0.18	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	35
526141010	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	46
526143009	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	91
526141009	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	45

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
526143012	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	94
526142031	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	70
526142012	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	63
526143015	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	97
526142028	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	67
526142015	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	66
526143010	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	92
526142032	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	71
526143024	0.50	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		8	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	99
526143013	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	95
526141015	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	66
526142013	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	64
526143014	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	96
526142014	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	65
526141012	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	63
526142030	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	69
526142029	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	68
526141014	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	65
526141016	0.98	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		15	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	255
526142044	0.16	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	82
526143001	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	83
526142040	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	79
526143005	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	87
526142038	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	77
526142003	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	54
526142005	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	56
526141008	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	44
526142006	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	57
526141005	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	41
526143006	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	88
526141007	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	43
526141006	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	42
526143007	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	89
526142036	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	75
526142004	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	55
526142037	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	76
526142007	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	58
526143008	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	90
526143024	0.10	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	99
519260005	1.18	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		12	MR - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	133
519270003	0.20	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		2	MR - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	142
526022012	0.60	LI	R-2	MUA (35% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	193
526035006	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	29
519240004	0.12	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	120

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
526023002	0.22	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	196
526132024	0.69	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		10	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	36
526023017	0.34	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	202
526032002	0.46	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	207
526031012	0.24	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	11
526022009	0.43	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	190
519320007	1.35	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		14	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	155
526022010	0.63	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		7	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	191
519330009	1.21	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		13	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	170
526034001	0.33	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	212
519190001	1.10	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		12	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	116
526031009	0.17	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CX - CHURCH	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	9
519270001	0.14	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		1	MF - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	140
519240003	0.21	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		2	MF - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	119
526142034	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	MF - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	73
519270007	1.02	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		11	MO - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	146
519260013	2.29	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		24	MO - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	138
519260014	2.27	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		24	MR - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	139
526022004	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	185
526033005	0.14	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	22
526031006	0.22	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	7
526031017	0.17	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	15
526132004	1.85	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		28	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	241
519240001	0.17	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	117
526035003	0.12	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	26
526132001	0.50	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		7	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	238
519320009	0.59	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	157
519270004	0.21	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	143
526035009	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	32
526023001	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	195
526035001	0.12	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	24
526031007	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	8
519270009	2.92	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		31	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	148
526021003	0.86	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		9	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	178
526035002	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	25
519270010	9.23	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		97	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	149
519320005	0.36	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	153
519270002	0.14	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	141
519270006	1.00	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		10	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	145
526022006	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	187
526142008	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	59
526035012	0.15	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	216
526031003	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	5
526143004	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	86

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
519260012	1.16	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		12	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	137
526141003	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	39
526141011	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	47
526142039	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	78
526142010	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	61
526141013	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	49
519260011	0.61	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	136
526143011	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	93
526142042	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	81
526141004	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	40
526142009	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	60
519320008	0.85	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		9	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	156
526035007	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	30
526142041	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	80
526150012	2.33	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		35	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	105
526141002	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	38
526142035	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	74
526142033	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	72
526022005	0.43	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	186
526141001	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	37
526022011	0.62	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	192
526143002	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	84
519250005	0.39	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	127
526142001	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	52
526142002	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	53
526143003	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	85
526022001	0.62	CR	R-2	MUA (35% HHDR)	MIXED USE	30		6	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	182
526021004	0.37	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	1
526031016	0.08	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	14
526031018	0.14	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	16
526031019	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	17
526022002	0.59	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		6	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	183
526022013	0.55	LI	R-2	MUA (35% HHDR)	MIXED USE	30		6	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	194
526021001	0.89	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		9	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	177
519320011	1.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		13	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	159
526033002	0.26	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	79
Western Coachella Area Plan													
I-10/Haugen Lehmann Ave Community													
517300012	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	10
517300006	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	19
517300013	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	32
517290008	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	21
517290011	0.62	CR	R-R	MUA (75% HHDR)	MIXED USE	30		14	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	1
517330001	0.23	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	8

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
517330003	0.23	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	2
517330008	0.25	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	7
517290010	0.15	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		3	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	4
517330004	0.24	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	6
517330006	0.25	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	5
517330007	0.26	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	11
517330013	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	13
517330014	0.15	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	14
517330015	0.13	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	15
517330012	0.20	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	25
517300007	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	26
517300008	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	29
517300009	0.23	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	31
517330002	0.27	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	36
517330019	0.25	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	37
517330011	0.22	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	35
517330017	0.11	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	34
517290001	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	41
517290014	0.31	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		7	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	50
517300003	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	48
517300016	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	43
517290013	0.31	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		7	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	47
517300005	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	49
517300018	0.18	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	55
517290015	0.26	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	52
517300004	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	39
517290004	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MR - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	38
517330020	0.37	CR	R-R	MUA (75% HHDR)	MIXED USE	30		8	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	23
517340006	0.44	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		10	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	33
517340008	6.47	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		146	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	12
517290002	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	51
517300010	0.29	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	27
517290006	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	20
517300017	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	44
517290005	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	17
517300015	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	45
517330016	0.11	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		2	MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	24
517300011	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	22
517300014	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MR - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	16
517290007	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	28
517290012	0.31	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		7	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	18
517300001	0.19	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	42
517290003	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	53
517330005	0.24	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	9

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
517330010	0.23	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	3
517290009	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	30
517300002	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	46
North Palm Springs Community													
664200008	0.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		8	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	4
664200009	0.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		8	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	1
664200010	0.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		8	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	22
664250002	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	2
664250003	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	33
664250004	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	8
664200007	0.59	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		9	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	14
664250008	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	10
664250010	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	11
664250005	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	9
664250006	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	21
664250024	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	41
664250025	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	13
664250011	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	40
664250012	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	18
664250016	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	35
664250017	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	39
664250018	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	15
664250019	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	36
664250007	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	45
664250009	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	52
664250015	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	47
664250020	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	53
664250022	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	50
664260017	0.22	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	61
664260010	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	68
664260014	0.21	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	70
664260015	0.21	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	59
664260004	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	60
664260011	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	72
664260008	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	65
664260002	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	64
664260009	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	65
664260005	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	62
664260016	0.21	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	66
664260003	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	69
664260001	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	71
664260007	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	63
664260018	0.21	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	75
664250001	0.40	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	82

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
664250013	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	79
664250014	0.41	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	80
664250026	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	81
664260012	0.39	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	67
664260006	0.45	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		7	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	77
664260013	0.27	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	76
664260017	0.15	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	61
664260014	0.16	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	70
664260015	0.15	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	59
664260016	0.15	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	66
664260018	0.13	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	75
664260013	0.21	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	76
664260006	0.03	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		0	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	77
664240001	16.85	CR	W-2	MUA (50% HHDR)	MIXED USE	30		253	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	78
664240001	6.90	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		103	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	78
664200029	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	16
664200021	2.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	20
664250023	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	29
664200019	1.27	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		19	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	7
664250021	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	12
664200035	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		39	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	24
Rushmore/Kimdale Community													
520091005	0.26	MDR	R-R	HHDR	R-7	30	8		MY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	123
520091011	0.25	MDR	R-R	HHDR	R-7	30	7		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	128
520092001	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	136
520093001	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	134
520110016	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	135
520091012	0.24	MDR	R-R	HHDR	R-7	30	7		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	125
520110001	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	129
520110017	0.40	MDR	R-R	HHDR	R-7	30	12		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	120
520110004	0.36	MDR	R-R	HHDR	R-7	30	11		MY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	130
520092002	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	131
520110010	0.31	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	143
520092006	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	10
520110008	0.45	MDR	R-R	HHDR	R-7	30	14		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	2
520093005	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	8
520110002	0.44	MDR	R-R	HHDR	R-7	30	13		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	11
520123014	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	7
520122003	0.32	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	33
520092004	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	14
520122002	0.34	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	23
520123008	0.28	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	25
520121005	0.35	MDR	R-R	HHDR	R-7	30	11		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	17
520123004	0.26	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	27

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
520104003	0.33	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	32
520101004	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	21
520101006	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	34
520091003	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	31
520102006	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	42
520106002	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	29
520123013	0.36	MDR	R-R	HHDR	R-7	30	11		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	56
520123011	0.38	MDR	R-R	HHDR	R-7	30	12		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	46
520103008	0.30	MDR	R-R	HHDR	R-7	30	9		YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	74
520101008	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	76
520103007	0.29	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	69
520123002	0.26	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	63
520102003	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	59
520102005	0.34	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	75
520101007	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	71
520106006	0.31	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	82
520091010	0.27	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	99
520110014	0.34	MDR	R-R	HHDR	R-7	30	10		YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	85
520093007	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	91
520110005	0.33	MDR	R-R	HHDR	R-7	30	10		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	84
520122004	0.34	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	96
520092005	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	92
520105001	0.29	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	105
520101010	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	94
520104001	0.29	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	101
520121004	0.26	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	89
520102002	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	104
520103003	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	107
520104004	0.43	MDR	R-R	HHDR	R-7	30	13		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	102
520106010	0.42	MDR	R-R	HHDR	R-7	30	13		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	103
520101005	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	110
520106003	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	108
520106009	0.27	MDR	R-R	HHDR	R-7	30	8		MR - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	81
520095008	0.29	MDR	R-R	HHDR	R-7	30	9		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	13
520123006	0.27	MDR	R-R	HHDR	R-7	30	8		MR - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	100
520103005	0.43	MDR	R-R	HHDR	R-7	30	13		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	64
520122007	0.27	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	26
520101009	0.29	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	24
520091004	0.26	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	117
520096003	0.27	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	88
520095007	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	40
520091009	0.42	MDR	R-R	HHDR	R-7	30	13		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	114
520110003	0.44	MDR	R-R	HHDR	R-7	30	13		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	124
520093002	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	132

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
520093008	0.29	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	80
520094003	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	18
520104002	0.31	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	58
520110007	0.60	MDR	R-R	HHDR	R-7	30	18		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	35
520092003	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	4
520091008	0.37	MDR	R-R	HHDR	R-7	30	11		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	83
520106011	0.26	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	60
520122005	0.34	MDR	R-R	HHDR	R-7	30	10		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	43
520095002	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	41
520095006	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	39
520103001	0.29	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	52
520106012	0.26	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	54
520095003	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	67
520103004	0.33	MDR	R-R	HHDR	R-7	30	10		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	66
520091007	0.26	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	119
520103002	0.29	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	49
520092007	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	1
520110015	0.42	MDR	R-R	HHDR	R-7	30	13		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	121
520106001	0.28	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	113
520095005	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	111
520101001	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	15
520122001	0.30	MDR	R-R	HHDR	R-7	30	9		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	45
520110009	0.28	MDR	R-R	HHDR	R-7	30	8		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	86
520095001	0.29	MDR	R-R	HHDR	R-7	30	9		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	3
520123005	0.31	MDR	R-R	HHDR	R-7	30	9		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	106
520105002	0.56	MDR	R-R	HHDR	R-7	30	17		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	44
520092008	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	141
520123003	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	28
520093004	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	6
520094008	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	97
520102004	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	22
520094007	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	98
520122008	0.35	MDR	R-R	HHDR	R-7	30	10		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	51
520110012	0.38	MDR	R-R	HHDR	R-7	30	11		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	140
520091006	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	116
520101003	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	78
520101002	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	95
520123007	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	68
520095004	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	20
520110011	0.33	MDR	R-R	HHDR	R-7	30	10		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	87
520096001	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	90
520096002	0.27	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	137
520102001	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	48
520121003	0.32	MDR	R-R	HHDR	R-7	30	10		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	70

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
520106008	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	65
520122006	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	16
520093006	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	5
520102010	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	61
520123010	0.37	MDR	R-R	HHDR	R-7	30	11		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	112
520123009	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	73
520094006	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	142
520123012	0.36	MDR	R-R	HHDR	R-7	30	11		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	138
520093003	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	93
520096004	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	19
520103006	0.32	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	79
520106007	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	77
Thousand Palms Community (I-10/Cook St Vicinity)													
694120001	0.22	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		2	YS - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS COMMUNITY (I-10/COOK ST VICINITY)	SITE 1	1
Thousand Palms Town Center													
650263004	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	93
650173003	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	41
650132005	0.36	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	223
650263013	0.19	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	33
650263014	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	36
650263001	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	37
650164010	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	48
650164009	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	51
650164008	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	38
650164034	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	43
650164026	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	45
650164015	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	44
650164014	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	49
650173010	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	59
650173001	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	68
650164011	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	42
650164001	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	58
650164033	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	50
650164029	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	56
650164025	0.12	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	47
650173025	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	54
650173023	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	46
650173011	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	62
650164012	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	60
650263015	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	76
650173032	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	72
650173027	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	71
650173031	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	67
650173030	0.12	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	75

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
135041018	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	8
135032006	0.13	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	YY - VACANT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	44
115273035	0.20	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	125
115273020	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	124
115261017	0.15	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	90
115251034	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	78
115241012	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	83
115262032	0.14	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	76
135061020	0.66	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	46
115274016	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	97
115262016	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	79
135032005	0.09	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	61
135031002	0.23	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	18
135041005	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	1
115252033	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	82
135031031	0.44	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	34
135103005	2.22	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		33	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 3	48
135061022	0.53	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		4	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	58
135032002	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	4
135151021	2.67	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		40	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 4	22
115274032	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	94
115274033	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	108
115274015	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	143
135022031	0.38	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	71
135041022	0.16	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	29
115241029	0.20	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	91
115300049	2.16	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		16	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	77
135032029	0.11	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	42
135031032	0.11	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	72
115300050	2.23	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		33	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 3	75
115300051	0.56	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		8	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 3	73
135151023	2.04	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		31	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 4	19
135170041	0.22	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 4	21
135170039	0.90	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		14	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 4	51
135103005	0.14	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 3	48
135031001	0.12	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CA - APARTMENT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	36
135031006	0.24	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	CA - APARTMENT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	37
135063020	1.31	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		10	CA - APARTMENT	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	54
115252017	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	103
115242030	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	115
115241009	0.23	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	135
115242032	0.17	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	128
115252016	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	79
115262014	0.07	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	119

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
115252032	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	127
115251016	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	118
115273015	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	138
115242012	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	131
115300047	0.90	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		7	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	92
115300052	1.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		9	CR - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	101
115261033	0.42	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		3	CT - COMMERCIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	141
135061003	0.12	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CX - CHURCH	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	27
135061004	0.12	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	CX - CHURCH	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	64
135102001	6.43	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		96	CX - CHURCH	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 3	9
115251019	0.08	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	129
115252014	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	112
135061017	0.14	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	16
115242018	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	133
115251012	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	106
115251018	0.13	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	130
135032027	0.22	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	41
115262019	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	110
115262020	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	142
115274018	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	134
135061014	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	63
115242017	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	132
135041012	0.21	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	70
135022006	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	35
115251020	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	80
115252013	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	84
135041009	0.19	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	24
115261014	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	96
135041017	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	7
115274019	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	102
115273021	0.21	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	86
135061011	0.12	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	55
135063013	0.17	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	45
135063015	0.18	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	49
135032026	0.21	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	60
115261013	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	105
135063014	0.17	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	11
115262012	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	87
115274012	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	104
135022002	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	28
115252020	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	140
135061010	0.14	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	59
135032007	0.21	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	20
135061008	0.14	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	15

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
115261021	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	144
135061012	0.13	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	57
135031026	0.23	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	33
135063011	0.18	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	13
135063012	0.17	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	14
135061013	0.12	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	65
135061015	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	62
135061016	0.14	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	10
135061009	0.13	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	56
135041010	0.20	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	17
115273014	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	113
135041019	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	3
135041011	0.17	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	25
115274013	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	85
115252019	0.22	CR	C-1/C-P	MUA (25% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 1	139
135041014	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	TEMESCAL CANYON AREA PLAN	HOME GARDENS TOWN CENTER	SITE 2	40
The Pass Area Plan													
Cabazon Town Center													
519250003	0.92	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		10	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	125
519250004	0.34	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	126
519320001	0.86	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		9	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	150
519320003	0.80	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		8	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	151
519330012	0.10	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	173
519330006	0.38	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	167
519320004	0.24	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	152
519320006	0.64	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		7	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	154
519320015	0.13	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	MY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	163
519330002	1.04	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		11	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	165
519330003	0.99	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		10	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	166
526021006	0.59	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		6	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	179
526021005	0.42	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	2
526031004	0.18	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	6
526031014	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	13
526033001	0.25	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	18
526031013	0.18	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	12
526031001	0.29	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	3
526031002	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	4
526060003	0.75	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		8	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	227
526060004	0.65	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		7	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	228
526031010	0.08	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	10
526033003	0.09	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	20
526035008	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	31
519320014	0.35	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	162
519320010	0.76	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		8	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	158

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
519330011	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	172
526060001	0.51	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	225
526035005	0.05	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	28
526033009	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	211
526035010	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	33
526023020	0.94	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		10	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	205
526032005	0.92	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		10	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	210
526022003	0.57	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		6	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	184
526032003	0.32	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	208
526032001	0.17	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	206
526034002	0.16	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	213
526023018	0.23	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		2	NO CLASSIFICATION	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	203
526023019	0.21	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		2	NO CLASSIFICATION	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	204
526060002	0.45	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	226
526023003	0.36	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	197
526034005	0.15	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	215
526022008	0.10	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	189
526023004	0.24	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	198
526023005	0.43	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	199
526021007	0.29	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	YS - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	180
526033006	0.14	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	23
526035004	0.06	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	27
526033004	0.08	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	21
526023007	0.31	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	200
526032004	1.33	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		14	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	209
526034003	0.17	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	214
526035011	0.19	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	34
526022007	0.20	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	188
519240002	0.16	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	118
519320013	1.20	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		13	CY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	161
519270005	0.33	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		3	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	144
519260004	0.14	LI	W-2-5	MUA (35% HHDR)	MIXED USE	30		2	YY - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	132
519250009	0.74	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		8	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	130
526050002	0.33	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		5	YD - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 4	219
526050006	0.25	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		4	YS - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 4	221
526050007	0.21	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 4	222
526050005	0.08	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 4	220
526050009	0.19	LI	M-SC	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 4	223
526132002	0.35	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		5	YD - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	239
526132021	0.44	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		7	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	242
526132020	0.18	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	35
526141010	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	46
526143009	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	91
526141009	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	45

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
526143012	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	94
526142031	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	70
526142012	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	63
526143015	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	97
526142028	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	67
526142015	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	66
526143010	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	92
526142032	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	71
526143024	0.50	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		8	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	99
526143013	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	95
526141015	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	66
526142013	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	64
526143014	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	96
526142014	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	65
526141012	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	63
526142030	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	69
526142029	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	68
526141014	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	65
526141016	0.98	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		15	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	255
526142044	0.16	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	82
526143001	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	83
526142040	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	79
526143005	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	87
526142038	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	77
526142003	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	54
526142005	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	56
526141008	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	44
526142006	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	57
526141005	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	41
526143006	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	88
526141007	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	43
526141006	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	42
526143007	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	89
526142036	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	75
526142004	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	55
526142037	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	76
526142007	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	58
526143008	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	90
526143024	0.10	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	99
519260005	1.18	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		12	MR - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	133
519270003	0.20	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		2	MR - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	142
526022012	0.60	LI	R-2	MUA (35% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	193
526035006	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	29
519240004	0.12	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	120

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
526023002	0.22	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	196
526132024	0.69	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		10	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	36
526023017	0.34	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	202
526032002	0.46	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	207
526031012	0.24	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	11
526022009	0.43	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	190
519320007	1.35	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		14	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	155
526022010	0.63	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		7	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	191
519330009	1.21	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		13	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	170
526034001	0.33	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	212
519190001	1.10	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		12	C1 - COMMERCIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	116
526031009	0.17	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	CX - CHURCH	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	9
519270001	0.14	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		1	MF - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	140
519240003	0.21	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		2	MF - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	119
526142034	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	MF - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	73
519270007	1.02	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		11	MO - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	146
519260013	2.29	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		24	MO - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	138
519260014	2.27	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		24	MR - MOBILE HOME	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	139
526022004	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	185
526033005	0.14	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	22
526031006	0.22	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	7
526031017	0.17	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	15
526132004	1.85	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		28	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	241
519240001	0.17	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	117
526035003	0.12	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	26
526132001	0.50	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		7	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 9	238
519320009	0.59	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	157
519270004	0.21	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	143
526035009	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	32
526023001	0.27	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	195
526035001	0.12	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	24
526031007	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	8
519270009	2.92	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		31	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	148
526021003	0.86	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		9	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	178
526035002	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	25
519270010	9.23	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		97	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	149
519320005	0.36	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	153
519270002	0.14	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	141
519270006	1.00	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		10	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	145
526022006	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	187
526142008	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	59
526035012	0.15	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	216
526031003	0.23	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	5
526143004	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	86

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
519260012	1.16	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		12	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	137
526141003	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	39
526141011	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	47
526142039	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	78
526142010	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	61
526141013	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	49
519260011	0.61	LDR	W-2-M	MUA (35% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 3	136
526143011	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	93
526142042	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	81
526141004	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	40
526142009	0.16	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	60
519320008	0.85	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		9	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	156
526035007	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	30
526142041	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	80
526150012	2.33	LDR	R-A	MUA (50% HHDR)	MIXED USE	30		35	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	105
526141002	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	38
526142035	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	74
526142033	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	72
526022005	0.43	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	186
526141001	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	37
526022011	0.62	LI	M-SC	MUA (35% HHDR)	MIXED USE	30		6	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	192
526143002	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	84
519250005	0.39	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	127
526142001	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	52
526142002	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	53
526143003	0.17	MDR	R-1	MUA (50% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 10	85
526022001	0.62	CR	R-2	MUA (35% HHDR)	MIXED USE	30		6	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	182
526021004	0.37	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		4	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	1
526031016	0.08	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	14
526031018	0.14	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		2	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	16
526031019	0.11	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		1	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	17
526022002	0.59	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		6	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	183
526022013	0.55	LI	R-2	MUA (35% HHDR)	MIXED USE	30		6	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	194
526021001	0.89	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		9	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	177
519320011	1.28	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		13	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	159
526033002	0.26	CR	C-P-S	MUA (35% HHDR)	MIXED USE	30		3	R2 - RESIDENTIAL	THE PASS AREA PLAN	CABAZON TOWN CENTER	SITE 2	79
Western Coachella Area Plan													
I-10/Haugen Lehmann Ave Community													
517300012	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	10
517300006	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	19
517300013	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	32
517290008	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	21
517290011	0.62	CR	R-R	MUA (75% HHDR)	MIXED USE	30		14	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	1
517330001	0.23	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	8

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
517330003	0.23	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	2
517330008	0.25	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	7
517290010	0.15	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		3	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	4
517330004	0.24	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	6
517330006	0.25	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	5
517330007	0.26	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	11
517330013	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	13
517330014	0.15	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	14
517330015	0.13	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	15
517330012	0.20	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	25
517300007	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	26
517300008	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	29
517300009	0.23	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	31
517330002	0.27	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	36
517330019	0.25	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	37
517330011	0.22	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	35
517330017	0.11	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	34
517290001	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	41
517290014	0.31	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		7	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	50
517300003	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	48
517300016	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	43
517290013	0.31	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		7	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	47
517300005	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	49
517300018	0.18	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	55
517290015	0.26	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	52
517300004	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	39
517290004	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MR - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	38
517330020	0.37	CR	R-R	MUA (75% HHDR)	MIXED USE	30		8	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	23
517340006	0.44	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		10	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	33
517340008	6.47	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		146	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	12
517290002	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	51
517300010	0.29	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	27
517290006	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	20
517300017	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	44
517290005	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	17
517300015	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	45
517330016	0.11	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		2	MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	24
517300011	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	22
517300014	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MR - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	16
517290007	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	28
517290012	0.31	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		7	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	18
517300001	0.19	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	42
517290003	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	53
517330005	0.24	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	9

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
517330010	0.23	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	3
517290009	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	30
517300002	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	46
North Palm Springs Community													
664200008	0.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		8	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	4
664200009	0.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		8	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	1
664200010	0.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		8	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	22
664250002	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	2
664250003	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	33
664250004	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	8
664200007	0.59	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		9	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	14
664250008	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	10
664250010	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	11
664250005	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	9
664250006	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	21
664250024	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	41
664250025	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	13
664250011	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	40
664250012	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	18
664250016	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	35
664250017	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	39
664250018	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	15
664250019	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	36
664250007	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	45
664250009	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	52
664250015	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	47
664250020	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	53
664250022	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	50
664260017	0.22	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	61
664260010	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	68
664260014	0.21	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	70
664260015	0.21	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	59
664260004	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	60
664260011	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	72
664260008	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	65
664260002	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	64
664260009	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	65
664260005	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	62
664260016	0.21	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	66
664260003	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	69
664260001	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	71
664260007	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	63
664260018	0.21	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	75
664250001	0.40	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	82

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
664250013	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	79
664250014	0.41	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	80
664250026	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	81
664260012	0.39	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	67
664260006	0.45	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		7	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	77
664260013	0.27	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	76
664260017	0.15	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	61
664260014	0.16	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	70
664260015	0.15	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	59
664260016	0.15	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	66
664260018	0.13	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	75
664260013	0.21	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	76
664260006	0.03	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		0	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	77
664240001	16.85	CR	W-2	MUA (50% HHDR)	MIXED USE	30		253	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	78
664240001	6.90	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		103	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	78
664200029	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	16
664200021	2.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	20
664250023	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	29
664200019	1.27	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		19	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	7
664250021	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	12
664200035	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		39	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	24
Rushmore/Kimdale Community													
520091005	0.26	MDR	R-R	HHDR	R-7	30	8		MY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	123
520091011	0.25	MDR	R-R	HHDR	R-7	30	7		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	128
520092001	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	136
520093001	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	134
520110016	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	135
520091012	0.24	MDR	R-R	HHDR	R-7	30	7		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	125
520110001	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	129
520110017	0.40	MDR	R-R	HHDR	R-7	30	12		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	120
520110004	0.36	MDR	R-R	HHDR	R-7	30	11		MY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	130
520092002	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	131
520110010	0.31	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	143
520092006	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	10
520110008	0.45	MDR	R-R	HHDR	R-7	30	14		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	2
520093005	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	8
520110002	0.44	MDR	R-R	HHDR	R-7	30	13		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	11
520123014	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	7
520122003	0.32	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	33
520092004	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	14
520122002	0.34	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	23
520123008	0.28	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	25
520121005	0.35	MDR	R-R	HHDR	R-7	30	11		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	17
520123004	0.26	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	27

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
520104003	0.33	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	32
520101004	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	21
520101006	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	34
520091003	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	31
520102006	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	42
520106002	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	29
520123013	0.36	MDR	R-R	HHDR	R-7	30	11		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	56
520123011	0.38	MDR	R-R	HHDR	R-7	30	12		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	46
520103008	0.30	MDR	R-R	HHDR	R-7	30	9		YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	74
520101008	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	76
520103007	0.29	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	69
520123002	0.26	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	63
520102003	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	59
520102005	0.34	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	75
520101007	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	71
520106006	0.31	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	82
520091010	0.27	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	99
520110014	0.34	MDR	R-R	HHDR	R-7	30	10		YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	85
520093007	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	91
520110005	0.33	MDR	R-R	HHDR	R-7	30	10		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	84
520122004	0.34	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	96
520092005	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	92
520105001	0.29	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	105
520101010	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	94
520104001	0.29	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	101
520121004	0.26	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	89
520102002	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	104
520103003	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	107
520104004	0.43	MDR	R-R	HHDR	R-7	30	13		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	102
520106010	0.42	MDR	R-R	HHDR	R-7	30	13		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	103
520101005	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	110
520106003	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	108
520106009	0.27	MDR	R-R	HHDR	R-7	30	8		MR - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	81
520095008	0.29	MDR	R-R	HHDR	R-7	30	9		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	13
520123006	0.27	MDR	R-R	HHDR	R-7	30	8		MR - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	100
520103005	0.43	MDR	R-R	HHDR	R-7	30	13		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	64
520122007	0.27	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	26
520101009	0.29	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	24
520091004	0.26	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	117
520096003	0.27	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	88
520095007	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	40
520091009	0.42	MDR	R-R	HHDR	R-7	30	13		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	114
520110003	0.44	MDR	R-R	HHDR	R-7	30	13		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	124
520093002	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	132

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
520093008	0.29	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	80
520094003	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	18
520104002	0.31	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	58
520110007	0.60	MDR	R-R	HHDR	R-7	30	18		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	35
520092003	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	4
520091008	0.37	MDR	R-R	HHDR	R-7	30	11		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	83
520106011	0.26	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	60
520122005	0.34	MDR	R-R	HHDR	R-7	30	10		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	43
520095002	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	41
520095006	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	39
520103001	0.29	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	52
520106012	0.26	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	54
520095003	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	67
520103004	0.33	MDR	R-R	HHDR	R-7	30	10		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	66
520091007	0.26	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	119
520103002	0.29	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	49
520092007	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	1
520110015	0.42	MDR	R-R	HHDR	R-7	30	13		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	121
520106001	0.28	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	113
520095005	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	111
520101001	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	15
520122001	0.30	MDR	R-R	HHDR	R-7	30	9		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	45
520110009	0.28	MDR	R-R	HHDR	R-7	30	8		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	86
520095001	0.29	MDR	R-R	HHDR	R-7	30	9		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	3
520123005	0.31	MDR	R-R	HHDR	R-7	30	9		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	106
520105002	0.56	MDR	R-R	HHDR	R-7	30	17		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	44
520092008	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	141
520123003	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	28
520093004	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	6
520094008	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	97
520102004	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	22
520094007	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	98
520122008	0.35	MDR	R-R	HHDR	R-7	30	10		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	51
520110012	0.38	MDR	R-R	HHDR	R-7	30	11		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	140
520091006	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	116
520101003	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	78
520101002	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	95
520123007	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	68
520095004	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	20
520110011	0.33	MDR	R-R	HHDR	R-7	30	10		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	87
520096001	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	90
520096002	0.27	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	137
520102001	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	48
520121003	0.32	MDR	R-R	HHDR	R-7	30	10		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	70

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
520106008	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	65
520122006	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	16
520093006	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	5
520102010	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	61
520123010	0.37	MDR	R-R	HHDR	R-7	30	11		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	112
520123009	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	73
520094006	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	142
520123012	0.36	MDR	R-R	HHDR	R-7	30	11		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	138
520093003	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	93
520096004	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	19
520103006	0.32	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	79
520106007	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	77
Thousand Palms Community (I-10/Cook St Vicinity)													
694120001	0.22	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		2	YS - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS COMMUNITY (I-10/COOK ST VICINITY)	SITE 1	1
Thousand Palms Town Center													
650263004	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	93
650173003	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	41
650132005	0.36	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	223
650263013	0.19	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	33
650263014	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	36
650263001	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	37
650164010	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	48
650164009	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	51
650164008	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	38
650164034	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	43
650164026	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	45
650164015	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	44
650164014	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	49
650173010	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	59
650173001	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	68
650164011	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	42
650164001	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	58
650164033	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	50
650164029	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	56
650164025	0.12	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	47
650173025	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	54
650173023	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	46
650173011	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	62
650164012	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	60
650263015	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	76
650173032	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	72
650173027	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	71
650173031	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	67
650173030	0.12	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	75

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
693020014	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	170
693020012	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	95
693020007	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	96
693020005	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	94
693031016	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	100
693031014	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	97
693020034	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	101
693020027	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	107
693020025	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	103
693032003	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	102
693031006	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	99
693031004	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	98
693020015	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	108
693020013	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	109
693020006	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	106
693020004	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	146
693032009	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	193
650263005	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	30
650263003	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	86
650263006	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	14
650263002	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	53
693032008	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	171
650173034	0.29	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	206
693032007	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	208
650133011	0.73	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	225
650133012	0.72	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	228
693020021	0.28	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	210
693040017	0.84	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 2	219
693040014	0.71	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		11	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 2	222
650282006	1.99	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		15	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	19
650281011	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	28
650282002	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	29
650282007	1.97	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		15	YS - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	3
650281007	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	1
650281017	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	6
650281016	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	9
650282003	0.75	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	13
650251043	0.69	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	32
650281001	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	31
650300010	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	57
650290014	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	198
650290013	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	196
650290022	0.84	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	188
650290027	1.02	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		8	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	191

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
650290015	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	197
650290023	0.75	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	207
694072001	0.25	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	110
694071011	0.14	CR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	121
694071001	0.04	CR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	113
694071006	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	125
694071005	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	114
694071007	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	117
694072003	0.13	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	123
694071003	0.15	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	111
694072008	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	115
694071004	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	124
694072009	0.15	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	126
694071008	0.13	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	131
694072004	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	142
694072007	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	128
694072006	0.16	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	180
694071002	0.15	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	178
694072010	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	177
694071009	0.10	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	182
694072005	0.17	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	185
694071010	0.13	CR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	179
694072002	0.27	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	211
693230012	0.03	CR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	214
693230013	0.10	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	CT - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	213
693230013	0.12	CR	R-5	MUA (50% HHDR)	MIXED USE	30		2	CT - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	213
694060003	0.12	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	224
694060003	0.06	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	224
693230013	0.01	CR	R-4	MUA (50% HHDR)	MIXED USE	30		0	CT - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	213
694071011	0.05	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	121
694071010	0.03	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		0	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	179
694071009	0.05	CR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	182
694060023	0.31	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		5	AY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	233
694060023	0.29	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	AY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	233
693230019	0.17	CR	R-3	MUA (50% HHDR)	MIXED USE	30		3	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	235
693031023	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	134
650173028	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	70
650164035	0.65	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	39
650290018	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	192
693032005	0.29	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	199
650263023	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	84
693031022	0.38	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	181
650263022	0.36	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	74
693032014	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	175

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
650263007	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	78
650164032	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	81
650173029	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	82
650173033	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	83
650173026	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	88
650173024	0.12	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	87
693031020	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	140
693031021	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	127
693031019	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	129
693031018	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	133
693031013	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	135
693031012	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	137
693031011	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	130
693020023	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	138
693020022	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	132
693031002	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	143
693031001	0.21	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	144
693020018	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	145
693020017	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	139
693020016	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	141
693020003	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	105
693020002	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	148
693020001	0.19	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	147
693031017	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	150
693031015	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	149
693020035	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	153
693020033	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	154
693020032	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	158
693020031	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	151
693020030	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	156
693020029	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	160
693020028	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	161
693031010	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	162
693031009	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	155
693031008	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	157
693031007	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	166
693020011	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	165
693020010	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	164
693020009	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	152
693020008	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	163
693020026	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	168
693020024	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	169
693031005	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	167
693031003	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	159

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
517330003	0.23	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	2
517330008	0.25	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	7
517290010	0.15	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		3	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	4
517330004	0.24	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	6
517330006	0.25	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	5
517330007	0.26	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	11
517330013	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	13
517330014	0.15	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	14
517330015	0.13	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	15
517330012	0.20	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	25
517300007	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	26
517300008	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	29
517300009	0.23	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	31
517330002	0.27	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	36
517330019	0.25	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	37
517330011	0.22	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	35
517330017	0.11	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	34
517290001	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	41
517290014	0.31	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		7	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	50
517300003	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	48
517300016	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	43
517290013	0.31	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		7	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	47
517300005	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	49
517300018	0.18	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	55
517290015	0.26	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	52
517300004	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	39
517290004	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MR - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	38
517330020	0.37	CR	R-R	MUA (75% HHDR)	MIXED USE	30		8	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	23
517340006	0.44	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		10	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	33
517340008	6.47	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		146	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	12
517290002	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	51
517300010	0.29	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		6	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	27
517290006	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	20
517300017	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	44
517290005	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	17
517300015	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	45
517330016	0.11	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		2	MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	24
517300011	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	22
517300014	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	MR - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	16
517290007	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	28
517290012	0.31	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		7	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	18
517300001	0.19	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	42
517290003	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	53
517330005	0.24	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	9

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
517330010	0.23	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	3
517290009	0.17	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	30
517300002	0.16	MDR	R-R	MUA (75% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	I-10/HAUGEN LEHMANN AVE COMMUNITY	SITE 1	46
North Palm Springs Community													
664200008	0.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		8	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	4
664200009	0.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		8	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	1
664200010	0.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		8	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	22
664250002	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	2
664250003	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	33
664250004	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	8
664200007	0.59	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		9	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	14
664250008	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	10
664250010	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	11
664250005	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	9
664250006	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	21
664250024	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	41
664250025	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	13
664250011	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	40
664250012	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	18
664250016	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	35
664250017	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	39
664250018	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	15
664250019	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	36
664250007	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	45
664250009	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	52
664250015	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	47
664250020	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	53
664250022	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	50
664260017	0.22	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	61
664260010	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	68
664260014	0.21	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	70
664260015	0.21	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	59
664260004	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	60
664260011	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	72
664260008	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	65
664260002	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	64
664260009	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	65
664260005	0.29	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	62
664260016	0.21	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	66
664260003	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	69
664260001	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	71
664260007	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	63
664260018	0.21	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	75
664250001	0.40	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	82

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
664250013	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	79
664250014	0.41	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	80
664250026	0.31	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	81
664260012	0.39	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	67
664260006	0.45	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		7	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	77
664260013	0.27	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		4	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	76
664260017	0.15	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	61
664260014	0.16	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	70
664260015	0.15	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	59
664260016	0.15	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	66
664260018	0.13	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	75
664260013	0.21	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		3	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	76
664260006	0.03	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		0	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	77
664240001	16.85	CR	W-2	MUA (50% HHDR)	MIXED USE	30		253	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	78
664240001	6.90	CR	C-1/C-P	MUA (50% HHDR)	MIXED USE	30		103	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	78
664200029	2.54	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	16
664200021	2.56	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		38	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	20
664250023	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	29
664200019	1.27	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		19	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	7
664250021	0.30	CR	W-2-M	MUA (50% HHDR)	MIXED USE	30		5	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	12
664200035	2.57	MHDR	W-2	MUA (50% HHDR)	MIXED USE	30		39	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	NORTH PALMS SPRINGS COMMUNITY	SITE 1	24
Rushmore/Kimdale Community													
520091005	0.26	MDR	R-R	HHDR	R-7	30	8		MY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	123
520091011	0.25	MDR	R-R	HHDR	R-7	30	7		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	128
520092001	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	136
520093001	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	134
520110016	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	135
520091012	0.24	MDR	R-R	HHDR	R-7	30	7		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	125
520110001	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	129
520110017	0.40	MDR	R-R	HHDR	R-7	30	12		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	120
520110004	0.36	MDR	R-R	HHDR	R-7	30	11		MY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	130
520092002	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	131
520110010	0.31	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	143
520092006	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	10
520110008	0.45	MDR	R-R	HHDR	R-7	30	14		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	2
520093005	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	8
520110002	0.44	MDR	R-R	HHDR	R-7	30	13		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	11
520123014	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	7
520122003	0.32	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	33
520092004	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	14
520122002	0.34	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	23
520123008	0.28	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	25
520121005	0.35	MDR	R-R	HHDR	R-7	30	11		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	17
520123004	0.26	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	27

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
520104003	0.33	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	32
520101004	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	21
520101006	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	34
520091003	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	31
520102006	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	42
520106002	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	29
520123013	0.36	MDR	R-R	HHDR	R-7	30	11		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	56
520123011	0.38	MDR	R-R	HHDR	R-7	30	12		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	46
520103008	0.30	MDR	R-R	HHDR	R-7	30	9		YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	74
520101008	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	76
520103007	0.29	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	69
520123002	0.26	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	63
520102003	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	59
520102005	0.34	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	75
520101007	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	71
520106006	0.31	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	82
520091010	0.27	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	99
520110014	0.34	MDR	R-R	HHDR	R-7	30	10		YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	85
520093007	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	91
520110005	0.33	MDR	R-R	HHDR	R-7	30	10		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	84
520122004	0.34	MDR	R-R	HHDR	R-7	30	10		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	96
520092005	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	92
520105001	0.29	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	105
520101010	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	94
520104001	0.29	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	101
520121004	0.26	MDR	R-R	HHDR	R-7	30	8		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	89
520102002	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	104
520103003	0.30	MDR	R-R	HHDR	R-7	30	9		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	107
520104004	0.43	MDR	R-R	HHDR	R-7	30	13		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	102
520106010	0.42	MDR	R-R	HHDR	R-7	30	13		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	103
520101005	0.30	MDR	R-R	HHDR	R-7	30	9		YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	110
520106003	0.27	MDR	R-R	HHDR	R-7	30	8		YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	108
520106009	0.27	MDR	R-R	HHDR	R-7	30	8		MR - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	81
520095008	0.29	MDR	R-R	HHDR	R-7	30	9		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	13
520123006	0.27	MDR	R-R	HHDR	R-7	30	8		MR - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	100
520103005	0.43	MDR	R-R	HHDR	R-7	30	13		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	64
520122007	0.27	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	26
520101009	0.29	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	24
520091004	0.26	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	117
520096003	0.27	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	88
520095007	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	40
520091009	0.42	MDR	R-R	HHDR	R-7	30	13		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	114
520110003	0.44	MDR	R-R	HHDR	R-7	30	13		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	124
520093002	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	132

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
520093008	0.29	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	80
520094003	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	18
520104002	0.31	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	58
520110007	0.60	MDR	R-R	HHDR	R-7	30	18		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	35
520092003	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	4
520091008	0.37	MDR	R-R	HHDR	R-7	30	11		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	83
520106011	0.26	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	60
520122005	0.34	MDR	R-R	HHDR	R-7	30	10		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	43
520095002	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	41
520095006	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	39
520103001	0.29	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	52
520106012	0.26	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	54
520095003	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	67
520103004	0.33	MDR	R-R	HHDR	R-7	30	10		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	66
520091007	0.26	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	119
520103002	0.29	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	49
520092007	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	1
520110015	0.42	MDR	R-R	HHDR	R-7	30	13		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	121
520106001	0.28	MDR	R-R	HHDR	R-7	30	8		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	113
520095005	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	111
520101001	0.30	MDR	R-R	HHDR	R-7	30	9		MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	15
520122001	0.30	MDR	R-R	HHDR	R-7	30	9		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	45
520110009	0.28	MDR	R-R	HHDR	R-7	30	8		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	86
520095001	0.29	MDR	R-R	HHDR	R-7	30	9		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	3
520123005	0.31	MDR	R-R	HHDR	R-7	30	9		MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	106
520105002	0.56	MDR	R-R	HHDR	R-7	30	17		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	44
520092008	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	141
520123003	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	28
520093004	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	6
520094008	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	97
520102004	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	22
520094007	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	98
520122008	0.35	MDR	R-R	HHDR	R-7	30	10		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	51
520110012	0.38	MDR	R-R	HHDR	R-7	30	11		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	140
520091006	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	116
520101003	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	78
520101002	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	95
520123007	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	68
520095004	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	20
520110011	0.33	MDR	R-R	HHDR	R-7	30	10		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	87
520096001	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	90
520096002	0.27	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	137
520102001	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	48
520121003	0.32	MDR	R-R	HHDR	R-7	30	10		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	70

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
520106008	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	65
520122006	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	16
520093006	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	5
520102010	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	61
520123010	0.37	MDR	R-R	HHDR	R-7	30	11		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	112
520123009	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	73
520094006	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	142
520123012	0.36	MDR	R-R	HHDR	R-7	30	11		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	138
520093003	0.30	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	93
520096004	0.28	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	19
520103006	0.32	MDR	R-R	HHDR	R-7	30	9		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	79
520106007	0.26	MDR	R-R	HHDR	R-7	30	8		R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	RUSHMORE/KIMDALE COMMUNITY	SITE 1	77
Thousand Palms Community (I-10/Cook St Vicinity)													
694120001	0.22	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		2	YS - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS COMMUNITY (I-10/COOK ST VICINITY)	SITE 1	1
Thousand Palms Town Center													
650263004	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	93
650173003	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	41
650132005	0.36	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	223
650263013	0.19	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	33
650263014	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	36
650263001	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	37
650164010	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	48
650164009	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	51
650164008	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	38
650164034	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	43
650164026	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	45
650164015	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	44
650164014	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	49
650173010	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	59
650173001	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	68
650164011	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	42
650164001	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	58
650164033	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	50
650164029	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	56
650164025	0.12	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	47
650173025	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	54
650173023	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	46
650173011	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	62
650164012	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	60
650263015	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	76
650173032	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	72
650173027	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	71
650173031	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	67
650173030	0.12	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	75

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
693020014	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	170
693020012	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	95
693020007	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	96
693020005	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	94
693031016	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	100
693031014	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	97
693020034	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	101
693020027	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	107
693020025	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	103
693032003	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	102
693031006	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	99
693031004	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	98
693020015	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	108
693020013	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	109
693020006	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	106
693020004	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	146
693032009	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	193
650263005	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	30
650263003	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	86
650263006	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	14
650263002	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	53
693032008	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	171
650173034	0.29	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	206
693032007	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	208
650133011	0.73	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	225
650133012	0.72	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	228
693020021	0.28	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	210
693040017	0.84	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 2	219
693040014	0.71	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		11	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 2	222
650282006	1.99	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		15	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	19
650281011	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	28
650282002	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	29
650282007	1.97	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		15	YS - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	3
650281007	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	1
650281017	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	6
650281016	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	9
650282003	0.75	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	13
650251043	0.69	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	32
650281001	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	31
650300010	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	57
650290014	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	198
650290013	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	196
650290022	0.84	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	188
650290027	1.02	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		8	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	191

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
650290015	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	197
650290023	0.75	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	207
694072001	0.25	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	110
694071011	0.14	CR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	121
694071001	0.04	CR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	113
694071006	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	125
694071005	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	114
694071007	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	117
694072003	0.13	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	123
694071003	0.15	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	111
694072008	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	115
694071004	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	124
694072009	0.15	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	126
694071008	0.13	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	131
694072004	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	142
694072007	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	128
694072006	0.16	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	180
694071002	0.15	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	178
694072010	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	177
694071009	0.10	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	182
694072005	0.17	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	185
694071010	0.13	CR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	179
694072002	0.27	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	211
693230012	0.03	CR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	214
693230013	0.10	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	CT - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	213
693230013	0.12	CR	R-5	MUA (50% HHDR)	MIXED USE	30		2	CT - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	213
694060003	0.12	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	224
694060003	0.06	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	224
693230013	0.01	CR	R-4	MUA (50% HHDR)	MIXED USE	30		0	CT - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	213
694071011	0.05	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	121
694071010	0.03	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		0	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	179
694071009	0.05	CR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	182
694060023	0.31	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		5	AY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	233
694060023	0.29	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	AY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	233
693230019	0.17	CR	R-3	MUA (50% HHDR)	MIXED USE	30		3	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	235
693031023	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	134
650173028	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	70
650164035	0.65	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	39
650290018	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	192
693032005	0.29	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	199
650263023	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	84
693031022	0.38	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	181
650263022	0.36	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	74
693032014	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	175

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
693020014	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	170
693020012	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	95
693020007	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	96
693020005	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	94
693031016	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	100
693031014	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	97
693020034	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	101
693020027	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	107
693020025	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	103
693032003	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	102
693031006	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	99
693031004	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	98
693020015	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	108
693020013	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	109
693020006	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	106
693020004	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	146
693032009	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	193
650263005	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	30
650263003	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	86
650263006	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	14
650263002	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	53
693032008	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	171
650173034	0.29	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	206
693032007	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	208
650133011	0.73	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	225
650133012	0.72	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	228
693020021	0.28	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	210
693040017	0.84	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 2	219
693040014	0.71	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		11	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 2	222
650282006	1.99	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		15	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	19
650281011	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	28
650282002	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	29
650282007	1.97	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		15	YS - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	3
650281007	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	1
650281017	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	6
650281016	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	9
650282003	0.75	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	13
650251043	0.69	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	32
650281001	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	31
650300010	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	57
650290014	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	198
650290013	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	196
650290022	0.84	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	188
650290027	1.02	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		8	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	191

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
650290015	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	197
650290023	0.75	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	207
694072001	0.25	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	110
694071011	0.14	CR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	121
694071001	0.04	CR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	113
694071006	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	125
694071005	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	114
694071007	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	117
694072003	0.13	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	123
694071003	0.15	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	111
694072008	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	115
694071004	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	124
694072009	0.15	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	126
694071008	0.13	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	131
694072004	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	142
694072007	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	128
694072006	0.16	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	180
694071002	0.15	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	178
694072010	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	177
694071009	0.10	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	182
694072005	0.17	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	185
694071010	0.13	CR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	179
694072002	0.27	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	211
693230012	0.03	CR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	214
693230013	0.10	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	CT - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	213
693230013	0.12	CR	R-5	MUA (50% HHDR)	MIXED USE	30		2	CT - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	213
694060003	0.12	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	224
694060003	0.06	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	224
693230013	0.01	CR	R-4	MUA (50% HHDR)	MIXED USE	30		0	CT - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	213
694071011	0.05	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	121
694071010	0.03	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		0	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	179
694071009	0.05	CR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	182
694060023	0.31	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		5	AY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	233
694060023	0.29	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	AY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	233
693230019	0.17	CR	R-3	MUA (50% HHDR)	MIXED USE	30		3	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	235
693031023	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	134
650173028	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	70
650164035	0.65	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	39
650290018	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	192
693032005	0.29	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	199
650263023	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	84
693031022	0.38	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	181
650263022	0.36	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	74
693032014	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	175

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693032015	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	176
693032012	0.36	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	172
693020019	0.30	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	104
693032004	0.35	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	183
693032016	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	174
693032013	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	173
650132007	0.35	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	226
693032006	0.68	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	212
650263026	0.62	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	209
693040010	1.25	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		9	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 2	218
693040013	0.82	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		6	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 2	220
650164005	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CA - APARTMENT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	52
650164002	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	64
650164004	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	63
650164030	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	85
650173007	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	66
650173006	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	40
650290020	2.59	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		19	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	202
650164003	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	69
650173002	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	41
650173005	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	35
650173004	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	34
650164031	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	55
650300015	3.91	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		29	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	205
650300015	3.09	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		23	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	205
650300015	0.86	CR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		6	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	205
650290025	0.42	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		3	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	194
650290024	0.75	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		6	MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	187
650281003	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	7
650281025	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	26
650281004	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	12
650281024	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	8
650281012	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	92
650281018	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	21
650281014	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	73
650281022	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	25
650281006	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	16
650281020	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	20
650281013	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	80
650290019	2.53	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		19	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	203
650281015	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	65
650281009	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	4
650281019	0.24	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	2
650281021	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	15

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
693020014	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	170
693020012	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	95
693020007	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	96
693020005	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	94
693031016	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	100
693031014	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	97
693020034	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	101
693020027	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	107
693020025	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	103
693032003	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	102
693031006	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	99
693031004	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	98
693020015	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	108
693020013	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	109
693020006	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	106
693020004	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	146
693032009	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	193
650263005	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	30
650263003	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	86
650263006	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	14
650263002	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	53
693032008	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	171
650173034	0.29	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	206
693032007	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	208
650133011	0.73	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	225
650133012	0.72	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	228
693020021	0.28	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	210
693040017	0.84	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		13	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 2	219
693040014	0.71	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		11	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 2	222
650282006	1.99	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		15	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	19
650281011	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	28
650282002	0.19	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	29
650282007	1.97	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		15	YS - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	3
650281007	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	1
650281017	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	6
650281016	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	9
650282003	0.75	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		6	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	13
650251043	0.69	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		5	YY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	32
650281001	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	31
650300010	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	57
650290014	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	198
650290013	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	196
650290022	0.84	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	188
650290027	1.02	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		8	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	191

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
650290015	0.20	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	197
650290023	0.75	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		6	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	207
694072001	0.25	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	110
694071011	0.14	CR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	121
694071001	0.04	CR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	113
694071006	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	125
694071005	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	114
694071007	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	117
694072003	0.13	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	123
694071003	0.15	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	111
694072008	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	115
694071004	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	124
694072009	0.15	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	126
694071008	0.13	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	131
694072004	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	142
694072007	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	128
694072006	0.16	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	180
694071002	0.15	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	178
694072010	0.14	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	177
694071009	0.10	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	182
694072005	0.17	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		3	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	185
694071010	0.13	CR	R-4	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	179
694072002	0.27	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	211
693230012	0.03	CR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YD - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	214
693230013	0.10	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		2	CT - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	213
693230013	0.12	CR	R-5	MUA (50% HHDR)	MIXED USE	30		2	CT - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	213
694060003	0.12	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		2	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	224
694060003	0.06	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	224
693230013	0.01	CR	R-4	MUA (50% HHDR)	MIXED USE	30		0	CT - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	213
694071011	0.05	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	121
694071010	0.03	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		0	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	179
694071009	0.05	CR	R-4	MUA (50% HHDR)	MIXED USE	30		1	YR - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	182
694060023	0.31	MHDR	C-P-S	MUA (50% HHDR)	MIXED USE	30		5	AY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	233
694060023	0.29	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	AY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	233
693230019	0.17	CR	R-3	MUA (50% HHDR)	MIXED USE	30		3	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	235
693031023	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CY - VACANT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	134
650173028	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	70
650164035	0.65	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	39
650290018	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	192
693032005	0.29	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	199
650263023	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	84
693031022	0.38	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	181
650263022	0.36	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	74
693032014	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	175

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
693032015	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	176
693032012	0.36	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	172
693020019	0.30	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		2	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	104
693032004	0.35	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	183
693032016	0.13	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	174
693032013	0.18	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	173
650132007	0.35	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		3	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	226
693032006	0.68	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	212
650263026	0.62	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		5	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	209
693040010	1.25	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		9	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 2	218
693040013	0.82	CR	C-P-S	MUA (50% HHDR)	MIXED USE	30		6	C1 - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 2	220
650164005	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CA - APARTMENT	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	52
650164002	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	64
650164004	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	63
650164030	0.17	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	85
650173007	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	66
650173006	0.15	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	40
650290020	2.59	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		19	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	202
650164003	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	69
650173002	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	41
650173005	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	35
650173004	0.14	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	34
650164031	0.16	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		1	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 1	55
650300015	3.91	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		29	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	205
650300015	3.09	CR	C-P-S	MUA (25% HHDR)	MIXED USE	30		23	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	205
650300015	0.86	CR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		6	CR - COMMERCIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	205
650290025	0.42	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		3	MF - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	194
650290024	0.75	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		6	MO - MOBILE HOME	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	187
650281003	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	7
650281025	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	26
650281004	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	12
650281024	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	8
650281012	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	92
650281018	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	21
650281014	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	73
650281022	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	25
650281006	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	16
650281020	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	20
650281013	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	80
650290019	2.53	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		19	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	203
650281015	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	65
650281009	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	4
650281019	0.24	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	2
650281021	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	15

APN	Acreage	Land Use	Zoning	Proposed Land Use	Proposed Zoning	New Allowable Density	HHDR Site Capacity	MU Site Capacity	Current Use of Site	Area Plan	Community	Neighborhood	Lot #
694071013	0.21	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	136
650281010	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	23
650281026	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	17
650281005	0.27	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	4
650281023	0.25	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	11
650282005	1.96	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		15	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	190
694071014	0.20	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	136
694071015	0.21	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		3	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	112
650281002	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	22
694071012	0.16	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		1	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	119
694071012	0.01	CR	R-4	MUA (50% HHDR)	MIXED USE	30		0	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	119
650281008	0.26	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		2	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	18
650282012	1.11	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		8	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	27
694071016	0.24	MHDR	R-4	MUA (50% HHDR)	MIXED USE	30		4	R1 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 5	120
650282008	1.98	MDR	R-1	MUA (25% HHDR)	MIXED USE	30		15	R2 - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	5
650300014	1.85	MHDR	R-3-6000	MUA (25% HHDR)	MIXED USE	30		14	RX - RESIDENTIAL	WESTERN COACHELLA VALLEY AREA PLAN	THOUSAND PALMS TOWN CENTER	SITE 3	77
Total	**677.98**						**1799**	**7007**					

APPENDIX P-1C
CITIZEN PARTICIPATION

Citizen Participation

The California Government Code requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the Housing Element. During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways.

The County continues to participate in the quarterly meetings of the Housing Review Committee. These public meetings discuss all aspects of affordable housing and how to assist the citizens of Riverside County in meeting their housing needs, particularly as it relates to the unincorporated Coachella Valley area.

As of the 5th Cycle Housing Element update, the permanent members of the Housing Review Committee Advisory Council were:

A representative for the 4th District Supervisor, a representative for the 36th District US House of Representatives, a representative for the 56th District State Assembly, a representative for the 28 District State Senate, Housing Ombudsman, Transportation Land Management Agency, Riverside County Building and Safety, Riverside County Environmental Health, California Department of Housing and Community Development, , US Department of Agriculture, Imperial Irrigation District, Coachella Valley Water District, Office of Social Concerns, Catholic Charities, Torres Martinez Desert Cahuilla Indians, Desert Alliance for Community Empowerment, Coachella Valley Housing Coalition, Riverside County Economic Development Agency, California Rural Legal Assistance, Inc., Tenant Mobile Home Owner–Sergio Duran, Mobile Home Park Owner–Robert Melkesian, Nonprofit Housing Provider–Pueblo Unido, and Non-Developer Representative– Michelle Hasson.

The 5th Cycle Housing Element update was adopted in December 2016. The County began work on the subsequent Mid-Cycle update in January 2017. Since this Mid-Cycle update follows so closely after the adoption of the 5th Cycle update, its focus is on providing more current information by updating Housing Element's tables and accompanying text. No policy changes or other substantive changes are proposed in this Mid-Cycle update. As such, the public outreach commensurate with this Mid-Cycle update is focused on posting the updated Housing Element on the County Planning Department's website, notifications of Housing Element availability to interest groups, and providing hard copies for review at the County's Planning Department and local libraries. The County will then compile responses to comments received and provide them to the Riverside County Planning Commission and Board of Supervisors as part of the Housing Element Mid-Cycle update for approval and adoption at public hearings before the two decision making bodies.

In an effort to continue to encourage public input throughout the update process, the County released the Public Review Draft Housing Element on June 2, 2017. The Housing Element was posted to the County's website, a hard copy was available at the Planning Department public information counter, located at 4080 Lemon Street, 9th Floor, Riverside, CA 92501 and an electronic copy was provided to advocates two weeks prior to submittal to the California Department of Housing and Community Development (HCD) for review and comment. Hard copies will also be available for review at the Palm Springs Public Library (Central Library) located at 300 S. Sunrise Way, Palm Springs, CA 92262 and the Riverside Public Library located at 3581 Mission Inn Avenue, Riverside, CA 92501.

The Housing Element was also presented at two public hearings to the Planning Commission and Board of Supervisors, respectively for approval and adoption.

Public Notices

Notice of all hearings are provided to the County's list of interested parties, which include representatives of low-income and special needs groups, non-profit and for-profit housing developers, community organizations, and other governmental agencies. In addition, to accommodate the needs of Spanish-speaking residents, the County provides the services of qualified translators at community workshops.

HCD Review

The Draft and Final Housing Element were also provided to the Department of Housing and Community Development for review and comment, as required by law.

5th Cycle Housing Element Update – 2015 Outreach Efforts

The public participation effort during the drafting of the 5th Cycle Housing Element included:

- Community Workshops held in three locations around Riverside County
  - June 8, 2015 – Mecca
  - June 9, 2015 - Mead Valley
  - June 10, 2015 - Cabazon

During the 5th cycle Housing Element update Riverside County took a new approach to the community workshops. Each workshop was an open house–style meeting with interactive stations allowing participants to learn about the Housing Element and participate in activities at their own pace. A member of the project team was available at each station to answer questions and guide participants through the activities. The workshops had good attendance over a three-day period with approximately 70 people attending and providing feedback on the Housing Element update.

Station 1: Housing Element Overview

An ongoing PowerPoint presentation provided participants with an overview of the Housing Element's content, process, and schedule.

Station 2: Housing Program and Services

Workshop participants were asked to identify the topics most important to them from a variety of housing programs and services. Workshop participants identified farm worker housing and home maintenance and rehabilitation programs as the highest priority.

Riverside County Housing Programs and Services

Program	This service is important to me and/or my friends and family				Riverside County should support this program or service				Comments
	Agree	Disagree	Neutral	N/A	Agree	Disagree	Neutral	N/A	
Age in place resources	9	0	0	0	7	0	0	0	Do not gentrify communities
Down payment assistance	7	1	0	0	5	3	0	0	

Emergency shelters and homeless services	9	1	0	0	7	2	0	0	
Energy-efficient resources	7	0	0	0	6	0	0	0	Youth programs, park activities
Fair housing assistance	7	0	0	0	3	1	0	0	
Farm worker housing	13	1	1	0	10	1	0	0	No dormitory-style housing, family housing
Homeownership education	7	1	0	0	7	1	0	0	
Home maintenance and rehabilitation	11	0	0	0	8	1	0	0	
Recovery and treatment facilities	6	4	0	0	6	1	0	0	
Services for persons with physical or developmental disabilities	6	0	0	0	4	1	0	0	
Transitional and supportive housing	8	3	0	0	5	3	0	0	

Station 3: Housing Types

Using sticky dots, participants were asked to identify housing types they would like to see more of in Riverside County. Mixed-use and affordable housing were identified as the highest priority, followed by senior housing/assisted living and single-family homes.

What Housing Types Do We Need More of in Riverside County?		
Single-Family Home	Townhouse	Condos/Apartments
12	8	9
Mixed-Use Building	Senior Housing/Assisted Living	Affordable Housing
20	14	20
Energy-Efficient Home	ADA-Accessible Housing	Mobile Home
11	7	6

Additional comments included the following:

- I think Riverside County should set aside an area that senior citizens can enjoy model airplanes (mechanical park). This facility should be located near senior housing with property values increasing. Flying sites are disappearing. Riverside Radio Control Club has a site south on the Old K-Mart near the highway that could be sold to commercial businesses.
- I would like a transit oriented type development in the Harvest Valley Winchester Area along with mixed use.
- No high density homes in Mead Valley, Good Hope
- No condos, no high density housing

- For a well balanced high density development – transit oriented and mixed use components are a necessity!! A successful combination.

Station 4: Housing Sites

This station provided maps on the sites needed to be rezoned to accommodate high-density residential development. Participants had the opportunity to provide comments regarding the selected sites on Post-it notes. Comments received included:

- Too much high density residential [in Thousand Palms]. Not a [good] fit and no infrastructure to support additional density. Should be single family residential only.
- No services [to support high density north of Datil Road in Thousand Palms].

Participants were also given a map of Riverside County to identify areas of the county that lack adequate services or have issues (water, sewer, flooding issues, etc.). The following comments were received:

- Rural communities in Blythe area need affordable housing. There is no housing available for seasonal farm workers during peak harvest season.
- Unincorporated areas of eastern Riverside County need infrastructure, water, sewage, flood control, and affordable housing, farm worker housing.
- Lack flood control, potable water, sewer system, and overall infrastructure to build sustainable and healthy communities.

Station 5: Environmental Review

An overview poster described the purpose of the Environmental Impact Report (EIR) that will be prepared for the Housing Element. Using dots, participants had the opportunity to identify the environmental topics that are most important to them. Participants of the three 2015 workshops identified hydrology and water quality and recreation as very important to address in the EIR.

Environmental Impact Considerations

Environmental Consideration	This is Very Important	This is Important	This is Not Important	I Have No Opinion	Comment
Aesthetics	2	2	1	0	
Agricultural & Mineral Resources	6	1	1	0	
Air Quality/Greenhouse Gases	5	0	0	0	Mead Valley agriculture/ urban interface
Biological Resources	3	1	0	0	
Cultural Resources	2	0	1	1	
Geology and Soils	3	1	0	0	
Hydrology and Water Quality	10	0	0	0	
Hazards and Hazardous Materials	4	1	0	0	

Land Use and Planning	8	0	0	0	
Noise	4	3	0	0	
Population and Housing	7	0	0	0	
Public Services	3	2	1	0	
Recreation	9	1	1	0	
Transportation and Circulation	8	1	0	0	
Utilities and Service Systems	5	1	0	0	

Station 6: Other Comments and Suggestions

Participants had the option to write any additional comments on Post-it notes and place them on a poster. Participants were also able to return completed comment cards before leaving. The following are the comments provided.

There is a high concentration of housing for the low income in Cabazon. This is going to create more problems for an already poor community and more safety problems for the community.

With all of this housing developing in Riverside County, the demands are going to increase for electricity and water. Finstend vetoed the huge solar plant in the desert to keep with the electricity demand. Nuclear power plants are going to be needed. Huge problems are going to happen.

I support the Winchester Town Association's Land Use Planning. Thank you for your efforts to incorporate:

- Hwy 79 alignment
- Metrolink & related parking and services
- Mixed use
- A walkable/bike-able community with a diverse set of zoning for the long term use of all our residents
- Great schools & parks
- Senior housing

We moved away from the city to live in a rural atmosphere. The city is encroaching on our peaceful life. Two housing developments have already been built near us. Now a third is proposed that will cover two sides of our property. This is distressing.

Opposed to high density product along Ramon Road near Desert Moon & Via Las Palmas in Thousand Palms. Current zoning is partial commercial which should remain for balanced economic development.

High density also will affect values in neighborhoods where homes are in excess of 5,000 sf. Will council be reducing our property taxes at a time where they are increasing tax basis again?

Lastly, roads and infrastructure are not in place to support influx of housing with HHDR proposal. Would like to see EIR when available.

Please do not separate affordable housing and low income housing.

Keep in mind that Riverside County has the largest amount of mobile home parks. This is due to the lack of housing availability. We need to offer this resource to the farmers and hospitality workers who feed us. Without their work our lifestyle will be much different. We need to provide dignity and humane housing for the population who create a billion dollar revenue in our community.

Can you send me a detailed map of the various Housing Element community workshop areas?

Farm workers - Offer humane housing to the population of the county who generate 1 million dollars and who have to live in their cars with temperature above 105 degrees.

Summary

Over 70 community members were able to provide their feedback on the Housing Element update at three workshops in June 2015. Feedback was received via post-it notes, comment cards, and interactive exercises. Through this feedback, a few common themes emerged, including the following:

- **Senior and farm worker housing are priorities**. The special needs of housing for farm workers and seniors were identified throughout the workshops. Participants felt that Riverside County was in need of more senior housing/assisted living facilities to support the growing number of seniors in the community. The creation of new farm worker housing to provide decent and affordable housing for seasonal workers was also a priority.
    - **Response:** The County has included programs 1.1d, 1.1f, 1.3a, and 1.3b to assist with the need for housing for farmworkers and seniors.
- **Mixed-use development opportunities.** Participants emphasized the need for balanced growth including mixed-use and transit-oriented development housing options.
    - **Response:** Through identification of the sites for the sites inventory, the County has created a new mixed use zone and designated several hundred acres as appropriate for mixed use development. Please refer to the Housing Resources section for more detailed information.
- **Protect community character.** Participants felt that the character of communities throughout the county should be protected. New development including high-density residential, mixed-use, and commercial should take into consideration the needs of the community, provide economic development, and ensure the availability of infrastructure and services.
    - **Response:** Through identification of the sites for the sites inventory, the County looked at several different critera to determine the needs of the community. Please refer to the Housing Resources section for more detailed information.
- **Need for affordable housing.** Developing new affordable housing was identified as a top priority in Riverside County. In addition to developing new affordable housing, continued home maintenance and rehabilitation was also seen as a priority and a way to continue to preserve existing affordable housing in the county.
    - **Response:** The County has included programs 1.7a – 1.7e and 2.1a – 2.1d to assist with the need for new affordable housing as well as maintenance and rehabilitation of existing housing.

Comments Received

Following the release of the draft 5th Cycle Housing Element in December 2013, both the California Rural Legal Assistance (CRLA) and the Leadership Counsel for Justice and Accountability (LCJA) provided written comments. A meeting was held on April 17, 2014 with representatives of these two organizations to discuss their comments and revisions to the Housing Element with respect to the issues raised in their comment letters. Another meeting

was held with these two organizations on March 30, 2015 to solicit suggestions on the Housing Element and housing related programs.

The County received two comment letters (February 2014 and March 2016) from CRLA and the LCJA which included comments concerning several topics. The County has added several programs as well as additional analysis to address these concerns. Below list the concerns and how the County addressed each item.

1. Lack of public participation

    - **Response:** The County met with both CRLA and LCJA twice to gather additional information on their concerns. In addition, the County held three workshops with 70 participants to gain feedback on the draft Housing Element as well as the newly proposed sites to meet the County's RHNA.

2. Ensuring General Plan consistency

    - **Response:** The County reviewed the Housing Element and General Plan element to ensure consistency. In addition, the County is in the process of amending its Safety and Land Use Elements to ensure compliance with SB 1241 and SB 244.

3. Additional analysis needed on the progress of programs

    - **Response:** The County completed a thorough update of each program with a review of the previous element section of the Housing Element and quantified data where available. The County also provided an explanation if a program was modified or deleted.

4. Community profile data should include Eastern and Western data, not just the County as a whole, as well as additional analysis

    - **Response:** The Housing Element was revised to include Eastern and Western data where available. Additional analysis for overpayment, overcrowding and housing conditions was also included.

5. Additional programs needed to assist with farmworker housing, mobilehomes, and special needs housing

    - **Response:** The County has added actions 1.1a, 1.2a, 1.3c, 1.3d, 1.5c, 2.1f, 2.1g, 2.1h, and 2.2b to further assist with the need of farmworker housing, mobilehomes, and special needs housing, specifically extremely low-income and transitional and supportive housing types.

6. Must include a complete sites analysis including addressing environmental and infrastructure constraints

    - **Response:** The County has revised the Housing Element to accommodate the 4th Cycle RHNA shortfall as well as the 5th Cycle RHNA. The County did a full survey of 10 Area Plans and concurrently with the adoption of this Housing Element will be creating new R-7 and MUA zoning classifications. Owner and renter occupied housing will be permitted by-right without and discretionary review of these sites. The County also reviewed its infrastructure capacity and provided additional analysis as well as action 1.2h.

7. Program objectives need to be revisited

- **Response**: The County completed a full review of its 8-year action plan and revised programs as necessary. Several repetitive programs were combined and stronger objectives were included.

During the initial draft of the 2013 – 2021 Housing Element that was released in December 2013, the County consulted with the Pechanga Band of Mission Indians. It was requested that language to reinforce the County's continuous effort to work with Tribal Governments to protect cultural/archaeological resources be included in the document. The County's 2015 General Plan includes a policy in the Multipurpose Open Space Element, Policy OS 19.2 which states:

The County of Riverside shall establish a Cultural Resources Program in consultation with Tribes and the professional cultural resources consulting community. At a minimum, the County would address each of the following:

- application of the Cultural Resources Program to projects subject to environmental review;
- government-to-government consultation;
- application processing requirements; information database(s);
- confidentiality of site locations;
- content and review of technical studies;
- professional consultant qualifications and requirements;
- site monitoring;
- examples of preservation and mitigation techniques and methods;
- curation, and
- the descendant community consultation requirements of local, state and federal law. (AI 144).

The County believes this language is sufficient to address the Pechanga Band of Mission Indians request and no additional policies will be included in the Housing Element.

PC STAFF REPORT ATTACHMENT B
EVALUATION OF PREVIOUS EIGHT YEAR ACTION PLAN (tracked version)

Evaluation of the Previous Housing Element

Progress in Implementing the Past Element Goals and Objectives

State law requires communities to assess the achievements under adopted housing programs as part of the update of their Housing Elements. These results should be quantified wherever possible, but may be qualitative where necessary. These results need to be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned ~~or what was~~and achieved, the reasons for such ~~difference~~differences must be discussed. As the past planning period extended from January 1, 2006, to June 30, 2014, it is appropriate to evaluate the following:

- The appropriateness of the housing goals, policies, and programs in contributing to the attainment of the past element's objectives.
- The effectiveness of the element in attainment of the County's housing goals and objectives.
- The progress of the County in implementing the previous Housing Element.

~~Table H-1~~The matrix on the following page, Progress in Implementing ~~Housing Goals,~~ Programs and Objectives ~~contains~~, provides a ~~summary of the results of this evaluation~~mid-cycle review (progress from 2013 to 2017) of the ~~previous~~accomplishments for each program included in the 2013–2021 Housing Element, along with recommendations for the current element, where appropriate.

Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
~~Actions~~1.1a: Use funding available for the production and subsidization of lower- and moderate-income housing, priority given to lower income households (including extremely low-, very low, and low-income households). Work with public or private sponsors to identify candidate sites and to make applications to state and federal housing programs for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects. Utilize public financing tools when available, including but not limited to: multifamily revenue bonds and Community Development Block Grant (CDBG)/Home Investment Partnership Act (HOME) funds to provide low-interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g., Low Income Housing Tax Credits [LIHTC], CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans), and other financing available.	~~**Objective** (quantified/qualified)~~Resources: HOME and other HUD and HCD grants as they become available. Responsible Agency: EDA/Housing Authority/TLMA Time Frame: The County is an entitlement community for CDBG funds. Annually apply for LIHTC, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, etc.	~~Result/Effectiveness~~The County uses various funding sources to provide for long term affordability of rental units. Funding sources include continuing redevelopment property tax proceeds, County HOME, LIHTC, HCD and CDBG in order to reduce market rents. A total of 1775 units countywide are so subsidized with subsidies running as far out as 2069. Please see Housing Element Table H-27 for additional information. Additionally, between 2013 and 2016, the County received an annual federal allocation of approximately between $1.6 million and $1.7 million in HOME Investment Partnership Act Funds which were utilized for various housing program activities including gap financing for the development and construction of special needs housing projects including farm worker housing projects and projects with supportive housing services. Developers apply directly to HCD for farm worker housing grants or County Mental Health for project funding for supportive housing projects. Between 2013 and 2016, the County did not partner with other entities or identify sites for senior housing projects. However, during the same period, 81 units were secured with federal and state funds for mental health support services, 180 mobile home spaces for farmworkers, and 14 mobile homes for low income farmworker families. One site for future development was identified in the unincorporated Oasis community in 2015. Housing Element Table H-65 provides quantified objectives for affordable housing which is built or planned during the pendency of this Housing Element. A total of 474 affordable new construction units are identified in the categories of single family and multiple family. Also included are 34 Senior Home Repair Program units as well as an additional 79 units provide through the Mortgage Credit Certificate Program, Down Payment Assistance Program and the Security Deposit Assistance Program. All units are affordable within the income levels of Very Low, Low, and Moderate.	**Continue~~/ Modify/Delete~~.**

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Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
~~Action 1.1a: Use, to the greatest extent possible, all funding available for the production and subsidization of low and moderate income housing. Utilize public financing tools when available, including but not limited to: multi-family revenue bonds, the CDBG Housing Loan Fund, HOME funds, RDA Set-Aside funds to provide low interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g. Low-Income Housing Tax Credits [LIHTC], CHFA multi- family housing assistance programs, HCD Multi- family Housing Loans), and other financing available. All projects receiving public assistance will be required to remain affordable in compliance with the requirements of the program in which they participate.~~ ~~Timing: 2014 for implementation~~ ~~Responsibility: EDA/ RDA/Housing Authority~~1.1b: Continue utilization of tax-exempt revenue bonds for the financing of new multifamily construction.	~~Review and revise, if necessary, the County's Fast Track Policies.~~ ~~Develop an affordability ordinance that provides direction and incentives to the development community to encourage areas and opportunities for affordable housing developments~~Resources: County tax allocation bonds; California Debt Limit Allocation Responsible Agency: EDA/Housing Authority Time Frame: As projects come forward, assist with the process of applying for funding on the developer's behalf.	~~The County's fast track policies have been updated and reviewed and now include provisions regarding renewable energy.~~ ~~Although an affordability ordinance has not yet been developed, this is still something the County wishes to develop. This is pending funding.~~ ~~The County has produced and subsidized 1,652 units within unincorporated areas of the County of Riverside since 2006, 2,549 units countywide. Riverside County's contribution has primarily been funding from RDA or HOME. Other funding sources include LIHTC, HCD programs, Bonds, CDBG, and USDA.~~The County did not issue or utilize tax exempt revenue bonds to finance new construction of multi-family housing between 2013 and 2016.	Continue.
1.1c: Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units. ~~Action 1.1b: Continue utilization of tax exempt revenue bonds for the financing of new multi-family construction.~~ ~~Timing: Continue program through planning period - 2014~~ ~~Responsibility: Housing Authority~~	~~Tax Exempt Private Activity Bond Program~~ Resources: Former RDA funds, HCD CalHome grants, HCD Joe Serna Jr. Farm Worker Housing Grants (FWHG), USDA Rural Development loans, and other HCD grants as they become available. Responsible Agency: EDA/Housing Authority	~~The Housing Authority of the County of Riverside utilized tax-exempt Multifamily Housing Revenue Bonds to construct Mission Village Senior Apartments, a 102-unit affordable senior complex in Jurupa Valley completed on May 17, 2010. This project was completed prior to incorporation of Jurupa Valley.~~ A total of eleven (11) mobile home parks, with 12 units in each park for a total of 132 units, are continuing to receive redevelopment agency funding for the purpose of providing rental subsidies to lower income households. While the State eliminated redevelopment agencies by statute, property tax redevelopment proceeds continue to be collected for obligations encumbered before legislative action eliminated the redevelopment agencies. The subsidies terminate between 2039 and 2059 for these mobile	Continue.

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Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
	Time Frame: Annually, or in response to the Notice of Funding Availability (NOFA).	home parks – Aguirre, Arellano, Barroso, Duarte, Ferro, Hernandez, Hope Ranch, MVR, Rodriguez, Vargas, and Villalobos.	
~~Action~~ 1.1d: Continue to offer fast track/priority processing, gap financing options, density bonus and fee deferral and subsidies (when funding is available) to developers of County-assisted projects proposing new housing, mixed-use or infill projects affordable to lower-income households, farm workers, seniors, and other special needs groups. ~~1.1c: Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.~~ ~~Timing: Annually, or in response to the Notice of Funding Availability (NOFA)~~ ~~Responsibility: EDA~~	Resources: HOME and other HUD and HCD grants as they become available. Responsible Agency: EDA/TLMA Time Frame: Ongoing, as projects are processed through the Planning Department.	~~The County received two awards of $1.5 million each in both 2009 and in 2013. These awards assisted approximately 30 to 40 mobile homes during the 2006-2014 planning period.~~ ~~State Farm Worker Housing Grants (FWHG) funds were used for Mobile Home Tenant Loan (MHTL) program and Federal CalHome grant funds were used for Fee Land mobile home loans.~~ The County can only defer or reduce development fees when appropriate grants are available. Therefore, for private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay staff time for processing. No general fund monies are available for that purpose. However, to support significant affordable and special needs housing projects, the County provides for fast-track processing and the use of density bonuses pursuant to Government Code Section 65915. It should be noted that fast-track processing can only occur when the private sector expeditiously provides project related information in response to a County request for such information to ensure quick project review turnarounds. Also, the adoption of the Highest Density Residential and Mixed Use Area land use designations may obviate the need for density bonus requests as these designations provide increased flexibility to achieve residential densities.	Continue.~~-~~
~~Action~~ 1.~~1d: Continue~~1e: When funding is available, the County shall assist to write down land costs of acquiring sites, offer ~~fast track/priority processing, gap~~assistance with land acquisition, and other upfront costs as well as assistance in securing federal or state housing financing ~~options, density bonus and fee subsidies to developers of County-assisted~~resources for projects ~~proposing new housing, mixed-use or infill projects~~which reserve a proportion of units affordable to lower-~~-~~income households~~, farm workers, seniors, and other special needs groups.~~	~~Review programs annually and revise as necessary~~Resources: HOME and other HUD and HCD grants as they become available. Responsible Agency: EDA/Housing Authority, TLMA	~~The County fast tracks all affordable projects. Specifically, Mission Village Senior Apartments and Desert Meadows Apartments were developed with the help of fast track/priority processing. Highgrove Apartments is under construction with the help of fast track/priority processing. A number of projects in the entitlement stage were halted due to the dissolution of redevelopment.~~ ~~In June 2014, the County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for the development and construction of an 84-unit mobile home park (Los Vinedos) for extremely low-income farm worker households.~~Between 2013 and	Continue.

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Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
~~Timing: Review annually through end of planning period~~ ~~Responsibility: EDA/RDA/TLMA~~ (incomes below 80 percent of the County median).	Time Frame: Review resources on an annual basis through 2021.	2016, the County provided annual acquisition cost assistance using HOME funds for the 4- phase Blossom Apartments in the unincorporated Valle Vista community. The County will continue to annually review the availability of funding sources for such purpose.	
~~1.1e: Where feasible and/or necessary, the County shall offer assistance with land acquisition, off-site infrastructure improvements, and other up-front costs, as well as assistance in securing federal or state housing financing resources for projects which reserve a proportion of units affordable to households with incomes below 80 percent of the County median.~~ ~~Timing: Review resources on an annual basis through 2014~~ ~~Responsibility: EDA, TLMA~~1.1f: Continue to give priority to permit processing for non-County assisted projects providing affordable housing for seniors and other special needs groups when received.	Resources: General Fund Responsible Agency: TLMA Time Frame: Ongoing, as projects are processed through the Planning Department.	~~Prior to the dissolution of redevelopment in California, the County did offer assistance to acquire land and assistance to secure federal or state housing financing for the development of affordable housing, which may include off-site infrastructure improvement.~~ ~~The County will utilize available funding sources such as HOME funds and NSP or apply for grants to continue this program.~~ ~~In June 2014, the County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for the development and construction of an 84-unit mobile home park (Los Vinedos) for extremely low-income farm worker households.~~The County remains committed to fast-track processing of affordable and special needs residential projects in the affected zoning classificationss, including the R-7 classification as provided under the Constraints section of the Housing Element. However, since the inception date of this Housing Element, no projects no private or special needs projects were proposed which would have been considered for expedited processing.	Continue.
1.1g: Continue to promote use of density bonus provisions and ensure consistency with state law. ~~Action 1.1f: Give priority to permit processing for non-County assisted projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups.~~ ~~Responsibility: TLMA~~	~~Additional policies and procedures should be adopted with the new zoning ordinance that would prioritize affordable housing projects.~~Resources: General Fund, (HOME and other HUD and HCD grants as they become available to support financial incentives) Responsible Agency: TLMA	~~The County continues to give permit priority to projects providing affordable units.~~To support significant affordable and special needs housing projects, the County provides for fast-track processing and the use of density bonuses pursuant to Government Code Section 65915. However, since the inception date of this Housing Element, no private or special needs projects were proposed which would have been considered for a density bonus in return for providing affordable housing. It should be noted that the newly created HHDR General Plan land use designation allows densities of up to 40 units per acre and will likely provide sufficient flexibility regarding the financing for residential projects with affordable units so that consideration of a density bonus may not be needed. The concurrently created R-7 zone provides	Continue.

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Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
	Time Frame: Ongoing.	greater flexibility regarding site development standards in order to achieve the higher densities attainable with the HHDR land use designation.	
~~**Action**~~ 1.1h: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program. ~~1.1g: Continue to promote use of density bonus provisions and ensure consistency with state law.~~	Resources: HOME Responsible Agency: EDA Time Frame: Review on a project by project bases, as projects are proposed.	~~The County continues to give permit priority to projects providing affordable units.~~A Community Housing Development Organization (CHDO) is a private nonprofit, community-based service organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves. As a Participating Jurisdiction (PJ), the County of Riverside must set-aside at least fifteen percent (15%) of HOME allocations for housing development activities in which qualified CHDOs are the owners, developers, and/or sponsors of the housing. Between 2013 and 2016, the Coachella Valley Housing Coalition, Riverside Housing Development Corporation, and Mercy House were certified as CHDOs.	Continue.
~~Action 1.1g: (numbering is off due to revisions) Consider adopting a special density bonus provision, or other incentives to promote the construction of rental housing with three or more bedrooms.~~ ~~Timing: To be adopted as part of 2013 General Plan update.~~ ~~Responsibility: TLMA~~1.1i: The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.	~~Develop an affordable housing incentives provision or ordinance~~Resources: HOME and other HUD and HCD grants as they become available. Responsible Agency: EDA/Housing Authority Time Frame: Ongoing, as projects are processed, and annual outreach with local developers.	~~The County has not adopted a special density bonus and the County feels the current state density bonus law is meeting the needs of the community.~~ EDA/Housing managed the construction of 676 housing (rentals and mobile homes units between 2013 and 2016 which were subsidized by using HOME and redevelopment agency funds, with commitments made for the latter before the legislature eliminated redevelopment property tax increments in 2012. Of this total, 442 units were restricted for occupancy by extremely low income and very low income households. However, the County did not use financial assistance, land write-downs, regulatory incentives, or other incentives to facilitate the development of extremely low income housing.	~~Delete~~Continue.

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Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
~~Action 1.1h: Consider developing a fee assistance program with sliding scale pegged to affordable housing units provided.~~1.1j Due to the dissolution of the Redevelopment Agency, the County will annually explore a variety of new funding and housing and community development activities, such as: SERAF, property transfer tax, commercial linkage and boomerang funds	Resources: SERAF, property transfer tax, commercial linkage and boomerang funds Responsible Agency: EDA Time Frame: Annually	~~The County has not yet developed a fee assistance program with sliding scale pegged to affordable housing units provided due to lack of funding.~~None of these funding sources have been pursued since the dissolution of the county's redevelopment agency.	~~Delete, due to lack of funding.~~Continue.
~~Action 1.1i: Promote the continued use of density bonus provisions on a case by case basis to provide affordable housing, particularly in high density, mixed-use and infill areas.~~ ~~Timing: 2014 for implementation~~ ~~Responsibility: TLMA/EDA~~1.2a To ensure the County has enough land and sufficient programs to meet its Regional Housing Needs Allocation (RHNA), once the County has processed the General Plan redesignation and rezoning (action 1.2f), the County will annually monitor the effectiveness of the sites and programs to encourage development, particularly for lower income households. The County will also annually monitor proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development and an equitable development pattern. Sites and programs such as incentives for small and large sites will be revised upon the outcome of an evaluation. Should additional sites need to be identified, the County can rely on sites located within Appendix P-1a.	~~Develop an affordability ordinance that provides direction and incentives to the development community to encourage areas and opportunities for affordable housing developments that also implements State law~~Resources: General Fund Responsible Agency: TLMA/GIS Time Frame: Annually monitor the effectiveness of the sites inventory and programs and revise upon the outcome of the evaluation. A full review of the inventory will be done with the 2017 Housing Element update.	~~The County continues to implement state density bonus requirements.~~ In order to facilitate the development of affordable housing, the County has established the Highest Density Residential (HHDR) land use designation allowing between 20 and 40 dwelling units per acre and has established a Mixed Use Area land use designation allowing for a composite of uses which maximizes compatibility between residential, commercial, and recreational uses with flexibly for density and intensity of use. Intensification and densification of areas are primarily located within community planning areas which are better served with surface transit and existing infrastructure systems in order to facilitate the location of affordable housing. The County's experience has been that higher density residential projects are typically located where densification and intensification is permitted which is also near transit routes and urbanizing unincorporated community plan areas. The residents of such projects are more likely to use public transportation if it is conveniently available recognizing the cost factor usually being less than driving, especially to and from employment. The County will review how the designated sites have been used for development of lower income housing as part its next comprehensive Housing Element update for the period of 2021-2029 which is expected to commence in 2018.	~~Modify; combine with action 1.1j.~~Continue.

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Actions	Table H-1 Progress in Implementing Housing Goals and Actions January 1, 2006 to June 30, 2014Resources	Evaluation	Continue, Modify, or Delete
Action 1.1j: Review State Density Bonus provisions and adopt incentives program as part of 2b: Where feasible, the Comprehensive General Plan Update to ensure consistencyCounty shall work with state law. Timing: Consider adopting nonprofits in the development of County-owned sites in planning areas where affordable housing incentives program, including density bonuses where appropriate, as partis needed. Combine provision of the 2013 General Plan update. Responsibility: TLMAsites with other subsidy/assistance programs.	General Plan Incentives Program Resources: HOME and other HUD and HCD grants as they become available. Responsible Agency: EDA/Housing Authority Time Frame: Annually meet with non-profit developers.	The County continues to implement state density bonus requirements.In 2015, one mobile home park project area in the unincorporated Thermal community was rehabilitated for farmworker housing using a combination of previously encumbered redevelopment set-aside funds ($1.4 million) along with a $50,000 grant from Coachella Valley Air Quality Enhancement Project Fund. No other funding source was used for this rehabilitation project. A total of 14 such mobile home units were identified for the stated purpose. Meetings with non-profit developers are scheduled in response to mutual interest in promoting such affordable housing or special needs projects.	Continue.Modify; combine with action 1.1i.
Action 1.1j: (numbering is off due to revisions) Work with public or private sponsors to identify candidate sites and to make applications to state and federal housing programs for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects.1.2c: Work with advocate and outreach groups in the Coachella Valley to identify sites suitable for farm worker housing in the Coachella Valley.	Resources: General Fund Responsible Agency: TLMA Time Frame: Continue to meet with the Housing Review Committee quarterly to discuss farm worker housing.	In June 2014, the County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for the development and construction of an 84-unit mobile home park (Los Vinedos) for extremely low-income farm worker households.Please see response to Action 1.2b, above.	Modify, combine with action 1.1aContinue.
1.2d: The County will continue to allow for reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County's parking standards to more easily accommodate higher densities on multifamily and mixed-use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made: Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate – or if spaces will not be "preassigned" to specific units in the project.	Consider as part of affordable housing incentives program.Resources: General Fund Responsible Agency: TLMA Time Frame: Review standards and revise as necessary within two years of adoption of the Housing Element.	The County has not yet developed a fee assistance program with sliding scale pegged to affordable housing units provided due to lack of funding. The County considers the availability of adequate parking to be key consideration to the success of residential projects. As such, it has not undertaken a systematic reduction of parking standards and requirements for residential projects. However, affordable and special needs housing projects are evaluated on a case by case basis for reduction of parking requirements and standards to ensure viability. Examples of reductions include the number of spaces, consideration of shared parking, inclusion of carports instead of garages, and tandem parking.	Delete. The County does not wish to explore this at this time. Continue.

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Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback. Standards for "shared parking" when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure. Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit). In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces remain available for tenant use. The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.~~Action 1.1k Develop fee assistance program with sliding scale pegged to affordable housing units provided.~~ ~~Timing: With consideration of the General Plan Density Bonus Incentives Program during the 2013 General Plan Update~~ ~~Responsibility: TLMA~~		Currently, parking requirements are not considered to be a constraint for affordable housing projects; therefore the County has not revised the current standards.	
~~Action 1.1l: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.~~ ~~Timing: Review annually through planning period.~~ ~~Responsibility: EDA~~1.2e: The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-7 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where	~~Review program and if necessary, increase staffing levels and resources to assist in outreach~~Resources: General Fund Responsible Agency: TLMA Time Frame: Ongoing, as projects are processed through the Planning Department.	~~The Economic Development Agency (EDA) continues to encourage Habitat for Humanity chapters to apply as CHDOs at the time of submitting projects that meet CHDO requirements pursuant to HOME regulations.~~Development agreements are typically used for large, multiphase, and long-term build-out projects with the benefit of locking in land use policies and regulations in return for providing public benefits such as affordable housing. The County has not processed such a project since the inception of this Housing Element. The vesting tentative map has provided the same level of protection against changes to land use polices and regulations for smaller scale, single phase residential projects without the need to negotiate for public benefits.	Continue.

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Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
the development application can be found consistent with the General Plan and applicable specific plan.		The County remains committed to fast-track processing of affordable and special needs residential projects in the affected zoning classifications, including the R-7 classification as provided under the Constraints section of the Housing Element. Fast-track processing is achieved by committing additional staff resources to the project approval process and increasing the type of land use permitted by right as opposed to being evaluated through a discretionary approval process.	
1.2f: 1) In order for the County to meet the remaining unaccommodated portions of the 2006–2013 and 2014–2021 Regional Housing Needs Allocations (RHNA) that total 24,272 housing units, the County will process a General Plan redesignation and rezoning for approximately 2,908 acres of land located in 10 area plans to either the Highest Density Residential (HHDR) designation or the Mixed Use Area (MUA) with an R-7 or Mixed Use zoning. All rezoned sites will permit owner-occupied and rental multifamily developments by right and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. ~~Action 1.1m: Continue to exempt publicly subsidized projects for low-income households per Ordinance 659.~~ ~~Timing: Review exemptions on a quarterly basis.~~ ~~Responsibility: TLMA~~	~~Ordinance 659. Implement a tracking mechanism to review performance~~Resources: General Fund Responsible Agency: TLMA Time Frame: This is being done concurrently with the Housing Element. Adoption of the Housing Element is planned before the end of 2016.	~~As part of Ordinance 659, all publicly subsidized projects for low-income households are exempt.~~On December 6, 2016, the County adopted a Housing Element update covering the period of 2013 through 2021, designating land use areas as Highest Density Residential (HHDR), Mixed Use Areas (MUA) which include densities of up to 40 units per acre and a corresponding R-7 zone which allows the same maximum residential density. With completion of this rezone, the County now has sufficient capacity to meet its 2014-2021 RHNA, and 2006-2013 unmet RHNA.	~~Delete.~~ ~~The County has an ordinance which states that publicly subsidized projects are exempt; therefore a program in the Housing Element is not needed.~~Completed.
~~Action 1.1n: Work with public or private sponsors to make applications to State and Federal housing programs for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects.~~ ~~See Implementing Resources Matrix for other special needs housing funding (Table H-58)~~ ~~Timing: Continue policy~~	Resources: General Fund Responsible Agency: TLMA Time Frame: Ongoing, as projects are processed through the Planning Department. Annually meet	No lots have been consolidated for the purpose of providing affordable housing. Therefore, the County has not provided any incentives for the purpose of lot consolidation in furtherance of affordable housing. The County can only defer or reduce development fees when appropriate grants are available. Therefore, for private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay	~~Modify. Combine with action 1.1a.~~ Continue.

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Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
~~Responsibility: EDA~~ 1.2g: To ensure that there is a sufficient supply of multifamily zoned land to meet the County's regional housing needs allocation (RHNA), the County will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the County interested in lot consolidation for the development of affordable housing, the County will offer the following incentives on a project by project basis: allow affordable projects to exceed the maximum height limits, lessen set-backs, and/or reduce parking requirements. The County will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.	with local developers to discuss development opportunities and incentives for lot consolidation.	staff time for processing. No general fund monies are available for that purpose. However, to support significant affordable and special needs housing projects, the County provides for fast-track processing and the use of density bonuses pursuant to Government Code Section 65915. Additional ~~The County worked with public and private sponsors to make applications to state and federal housing programs for new construction of rental housing for special needs such as Operation Safe House and Mountain View Estates.~~ ~~In June 2014, the County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for the development and construction of an 84-unit mobile home park (Los Vinedos) for extremely low-income farm worker households.~~fees are assessed for infrastructure programs such as roads, bridges, and traffic signals, as well as for parks, schools, habitat preservation and environmental mitigation. The assessment of such fees are required by state or local laws. General fund monies are no longer sufficient to meet infrastructure, public service, and facility needs. The HHDR land use designation and R-7 zoning classification have been established in part to spread the cost of the various fees across a greater number of dwelling units (higher densities) which will have the net effect of reducing fees for individual units.	
~~Action 1.1o: The County will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.~~	Resources: General Fund Responsible Agency: TLMA/EDA Time Frame: Ongoing 2014-2021, as projects are processed through the Planning Department.	~~The County requires that all multifamily projects restrict anywhere from 10 to 30 percent of the total units for extremely low-income households. While no projects for extremely low-income households were developed, the County continues to encourage housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis; providing financial assistance (when feasible) or in-kind technical assistance or land writedowns; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the~~	Continue.

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~~Timing: Ongoing, as projects are processed, and annual outreach with local developers~~ ~~Responsibility: EDA~~ 1.2h As development is proposed for an unincorporated community, County staff will work closely with the developer and the service provider to facilitate adequate infrastructure to support the development. The County will continue to coordinate with various service providers to ensure adequate infrastructure and services are available to serve proposed development. Continue to coordinate with service providers to assess the needs for infrastructure and services, and plans for expansion. Communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA consistent with housing development trends. As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. Seek and support funding applications for infrastructure and service expansions that are consistent with the County's General Plan. Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities and provide assistance to providers to facilitate establishing procedures to grant priority service to the development of housing with units affordable to lower income households. As part of coordination and communication with service providers, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. The County will prioritize time and resources to areas of the highest need.	Annually apply for funding, as NOFAs are released.	~~planning period; and/or offering additional incentives beyond the density bonus.~~The roadway improvement component of the County's Transportation Improvement Program is updated biennially providing for the construction, operation, and maintenance of roads, bridges and transportation facilities provided to meet capacity as well as maintenance needs. Roadway improvements are categorized as new facilities and capacity expansion, maintenance/rehabilitation, new bridges, and safety including associated infrastructure such as traffic signals, sidewalks, bikeways, and drainage. Local funding sources include developer fees, multijurisdictional funds for regional and sub regional roads (such as the Transportation Urban Mitigation Fee), special district fees for roads, bridges, and traffic signals, and the Measure A local streets and road program derived from sales tax proceeds. The county's five-year capital projects infrastructure improvements to manage surface water runoff and drainage are provided by the Riverside County Flood Control and Water Conservation District. During the timeframe of this Housing Element improvements consisted of new and repaired storm drains and associated lines, new drainage channels and restoration of existing ones, retention and detention basins, and dam restoration and repair. These drainage projects are located countywide to meet capacity needs and maintenance to provide for public health and safety. Project funding is primarily through property and sales tax revenue in the general fund. Limited funding is also provided through area drainage plan fees imposed on development projects and by other government entities. A total of ten projects were so funded, countywide. It should be noted that the County provides for road and flood control facility improvements, as noted above. Other services such as water and sewer are provided by various countywide service districts which are responsible for determining their own service and related infrastructure needs.	

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As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources. Annually explore and pursue funding opportunities for area plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities.		Project related infrastructure requirements are typically provided by the developer, or fair share fees are assessed through project conditions of approval. Infrastructure improvements provided beyond fair share requirements are reimbursed to the developer. Project fees and infrastructure funding requirements are reviewed with the development community when development projects are proposed. In-lieu fees or improvements required for project approval directly benefit the developer project. When fair share fees are paid, improvements are provided by the County using a combination of fees obtained from multiple developers and jurisdictions and other funding sources described above. Housing Element requirements are reviewed with the development community along with the remainder of the General Plan as well as the Zoning Ordinance when residential projects are proposed.	
~~Action 1.2a: Utilize HOME and Redevelopment Set-Aside funds to write down land costs of acquiring sites and CDBG funds for off-site improvements for projects for lower income households where feasible.~~ ~~Responsibility: EDA/RDA~~1.3a: Continue to work with non-profit organizations to provide funding resources and assistance with the production of self-help housing for ownership and multifamily farm worker housing opportunities. The County will also provide incentives for the set-aside of agricultural land for farmworker housing.	~~Annually review projects assisted.~~ Resources: HOME and other HUD and HCD grants as they become available. Responsible Agency: EDA/Housing Authority Time Frame: HOME entitled, annually apply for HUD and HCD grants.	~~2,519 units (1,509 units restricted) were created countywide, including those developed within participating cities, from January 1, 2006, to 2014; 1,223 units (935 units restricted) were created within unincorporated areas of the County.~~In 2016, he County participated in one self-help project and has offered funding for development and construction to incentivize acquisition of land for farmworker housing. In 2013, the County provided 180 spaces for mobile home housing for farmworker housing using previously identified and committed redevelopment set aside funds.	~~Delete. Combine with action 1.1f.~~ Continue.
1.3b: The County will process an amendment to Ordinance No. 348, to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee	Resources: General Fund Responsible Agency: TLMA Time Frame: Within 6 months of adoption of the Housing Element.	~~The County worked with public and private sponsors to make applications to state and federal housing programs for new construction of rental housing for special needs such as Operation Safe House and Mountain View Estates.~~The County is undertaking a comprehensive zoning code amendment which is expected to be adopted in early 2018, ensuring that employee housing will be permitted by right in agricultural zones is included in the work effort.	~~Modify. Combine with action 1.1n.~~Continue.

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housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.~~Action 1.2b: Work with public or private sponsors to identify candidate sites for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects. Responsibility: EDA/TLMA~~			
~~Action 1.2c: Continue to allow the development of affordable housing in the R-6 zone, or similar zoning concepts. Utilize incentives for development within this zone as established in Ordinance No. 348, or as provided in the General Plan. Timing: 2014 for implementation Responsibility: TLMA~~1.3c: The County will partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and meet annually with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing.	~~Develop an affordable housing ordinance that will augment the R-6 zoning and offer new opportunities to private developers~~ Resources: General Fund Responsible Agency: EDA/Housing Authority Time Frame: Annually meet with developers.	~~No new housing developed occurred within the R-6 zone.~~ The County developed 180 units for farmworkers in 2013, and in 2016, provided 14 mobile homes for low income farmworker families. One site for future development for farmworker housing was identified in the unincorporated Oasis community in 2015. The County meets with developers to address farmworker housing needs periodically to identify development funding sources and potential available sites. Such meetings can occur annually, or more or less frequently based on collaboration opportunities.	~~Delete.~~ Continue.
~~Action~~ 1.~~2d: Identify areas of~~ 3d: Through the Mobile Home Tenant Loan (MHTL) Assistance Program the County ~~with adequate infrastructure and limited environmental constraints~~will provide assistance for extremely low-income mobile home owners in un-permitted mobile home parks to purchase a replacement unit in a permitted mobile home park. The MHTL will provide financing for replacement of existing mobile home/coaches that ~~are most suited to the~~will serve low income farm workers of the Coachella Valley in the County of Riverside.	Resources: Funding for this program is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment	~~County staff identified areas of the county with adequate infrastructure and limited environmental constraints that are most suited to the construction of housing, particularly housing affordable to low/moderate-income households, and high-density product types. Refer to the adequate sites inventory of this Housing Element.~~The County's Mobile Home Tenant Loan (MHTL) program was established to improve substandard living conditions of mobile home owners living in un-permitted mobile home parks. The MHTL program provides financial assistance to mobile home owners by providing a zero percent (0%) interest loan in an amount up to $45,000. The funds from the loan are used to purchase a unit that will replace the existing substandard unit and will be installed in a permitted site. In 2013, a total of 180	~~Delete. This action is completed.~~Continue.

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Additionally, through the HOME Program The County will provide assistance for the development, construction ~~of housing, particularly housing,~~ or rehabilitation of affordable ~~to~~housing for low~~/~~ and moderate~~-~~income farm worker households~~, and high density product types.~~ ~~Timing: Sites have been identified through site inventory.~~ ~~Responsibility: TLMA/RCIT GIS.~~	Agency for the County of Riverside. HOME funds Responsible Agency: EDA/Housing Authority Time Frame: Once funding has been approved and as loans are processed. Based on HOME funds availability at the time of application.	households were assisted through the MHTL program (60 were extremely low-income and 120 were very low-income.) As a supplement to the MHTL loan, HCD Farm Worker Housing Grants (FWHG) were utilized to provide a matching source of funds. The County supplemented 157 MHTL loans. The County also provided RDA funding to construct the mobile home park, Mountain View Estates, thereby restricting affordability through recorded covenants and regulatory agreements. No MHTL funds were available between 2014 and 2016 because such funds were based on redevelopment agency property tax proceeds which could no longer be encumbered since the legislature eliminated redevelopment agencies in 2012. No HOME funds have been used to assist the development of farmworker housing units.	
~~Action 1.2e: (numbering is off due to revisions) The Housing Authority shall continue to develop new affordable very low-income rental housing units under the HUD Public Housing Development Program and state tax-exempt private activity bond financing.~~1.4a: Maintain a Mental Health Housing Coordinator or services coordination by a nonprofit organization.	Resources: Responsible Agency: Department of Mental Health Time Frame: Ongoing.	~~The Housing Authority has not developed any new public housing units.~~ ~~The Housing Authority may develop affordable housing inherited from the dissolution of redevelopment agencies or through its affordable housing development program, and if available with state tax-exempt bond financing. However, the Housing Authority's public housing stock cannot be expanded per HUD regulations.~~ Through the Riverside Community Health System - Behavior Health, the County provides diversified services to those living on the streets or at risk of homelessness, including the mentally ill. This effort is managed by an administrative services manager through the Housing Opportunities Partnerships and Education program (HHOPE).	~~Delete. Combine with action 1.1a.~~ Continue.
~~Action 1.2e: As part of the General Plan update process, establish a Land Use Inventory which provides the mechanism to monitor acreage and location, by General Plan designation, of vacant and underutilized land, as well as build out of approved projects, utilizing the County's GIS system and supported by mapping. Update the Land Use Inventory on an annual basis. (Also see Policy 4.2, Action 4.2b.)~~	Resources: HUD Supportive Housing Program, Shelter Plus Care Responsible Agency: Department of Public Social Services	~~The Housing Element includes a complete list of available sites.~~ Between 2013 and 2016, the County provided assistance through the Shelter Plus Care Housing Program to 128 qualified units for sheltering homeless persons with disabilities. During the period, the annual assistance subsidy for this number of units has been between approximately $925,000 and $1 million.	~~Modify. Combine with action 1.2f. New action 1.2a.~~Continue.

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~~Timing: Concurrent with Comprehensive General Plan update for 2013.~~ ~~Responsibility: TLMA/RCIT GIS~~1.4b: Support current legislation for block grant funding to aid Supportive Housing Program and Shelter Plus Care Program Funds.	Time Frame: Meet annually with County legislative advocates to address implications of new legislation.	Meetings to address the implications of new legislation are conducted as bills are proposed and signed at least annually, and more frequently as needed to address impacts on the County.	
~~Action~~ 1.~~2f: (numbering is off due to revisions) Consider land-swapping of County land and other incentives~~4c: Develop design criteria for housing suitable for the ~~provision of~~mentally disabled for use by affordable housing ~~projects.~~developers.	Resources: Responsible Agency: Department of Mental Health in conjunction with EDA Time Frame: Within the two years of adoption of the Housing Element.	~~No land swapping opportunities occurred.~~ Design criteria guidelines are not provided for special needs affordable housing development projects assisted by the County. Design criteria may be dictated by the source of funding and its requirements, on a project by project basis. For projects assisting mentally disabled individuals, Mental Health Services Act (MHSA) funds are used to design and build the supportive housing units consistent with the Riverside University Health System – Behavioral Health Community Services and Support (CSS) Plan. These units are designed to accommodate the homeless or those at risk of homelessness as well as those individuals with severe and persistent mental illness. A total of 15 units of such qualifying housing are integrated into each project using MHSA funds. From 2013 through 2016 a total of 60 supportive units were provided in the unincorporated area in four projects consisting of 331 units. At this time, the County has not determined that there is need to develop such design criteria and will not be undertaking same.	~~Delete~~Continue.
~~Action 1.2f: Utilize the County GIS system to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high density areas.~~ ~~Timing: Implementation shall take place through 2013 General Plan Update~~ ~~Responsibility: EDA/TLMA/ RCIT GIS~~1.4d: Promote the integration of special needs housing into affordable housing communities.	~~County GIS/County General Plan Update~~Resources: Responsible Agency: Department of Mental Health Time Frame: Ongoing, throughout the planning period.	~~The Housing Element includes a complete list of available sites.~~The County's 2014-2019 Consolidated Plan is guided by the commitment and priority to provide decent housing by preserving the affordable housing stock; increasing the availability of affordable housing; reducing discriminatory barriers; increasing the supply of supportive housing for those with special needs; and transitioning homeless persons and families into housing. HOME, RDA and CalHome funds have been used to fund projects and activities targeting persons of low- and moderate-income and their families throughout the County, including those in special needs categories such as elderly persons, farm workers, severely disabled adults, homeless persons, kids aging out of foster care and persons living with HIV/AIDS.	~~Modify. Combine with action 1.2e.New action 1.2a.~~Continue.
1.4e: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care	~~County GIS/County General Plan Update~~Resources:	~~The County provided funding to SafeHouse. The County works with nonprofits to deed them any available County-owned sites~~	Continue.

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Program. Continue the Shelter Plus Care Program through addition of permanent housing facilities for the mentally disabled, as funding is available, and implement a new program to provide safe havens to the mentally ill. Action 1.2g: Where feasible, the County shall work with non-profits in the development of County-owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs. Timing: Concurrent with Comprehensive General Plan update for 2013. Responsibility: EDA	HUD, Shelter Plus Care Program Safe Haven for the Mentally Ill program, Supportive Housing Program/Shelter Plus Care program Responsible Agency: Department of Public Social Services Time Frame: Ongoing, throughout the planning period.	and assists them with the fast tracking and in some cases the funding, should funding be available. Both the Continuum of Care and Supportive Housing Programs continue to be implemented by the County to meet special housing needs requirements. The Riverside University Health System – Behavior Health continuing housing programs utilize a safe haven model in their services. The Place and The Path, which follow a low-demand, drop-in model for providing homeless outreach and permanent supportive housing to homeless individuals with serious mental health conditions remain active and successful. Both facilities are operated using a nonprofit provider whose program model emphasizes peer-to-peer engagement and support. Those linked to permanent housing at either location must have a diagnosed mental illness and be considered chronically homeless. Ninety-nine percent of provider staff has received mental health services themselves (as consumers of care or peers) and many have also experienced prolonged periods of homelessness. The Path and The Place are partially funded by HUD permanent supportive housing grants. Currently the referrals for the housing for these two programs are through the HomeConnect Coordinated entry system. The Place, located in the Western end of the county in the city of Riverside in a local homeless Access campus location, was opened in 2007 and provides permanent housing for 25 adults, along with supportive services, laundry and shower facilities, meals, referrals, and fellowship for drop-in center guests. The drop-in center operates 24/7/365 and serves as a portal of entry for hard-to-engage homeless individuals with a serious mental health disorder. The Path, located in Eastern end of the county in north Palm Springs, was opened in 2009 and provides permanent supportive housing for 25 adults as well.	
Action 1.2h: Identify areas of the County where urban infill is appropriate based on General Plan land use policy and Area Plan designations, and encourage infill development through the use of incentives. Responsibility: TLMA/EDA/RCIT GIS1.5a: In cooperation with nonprofits and local jurisdictions, assist in the	Establish targets for numberResources: HUD Responsible Agency: Department of housing unitsPublic Social Services	The Housing Element includes a complete list of available sites.No new transitional housing facilities were developed in 2016.	Modify. Combine with action 1.2e. Continue.

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Actions	Table H-1 Progress in Implementing Housing Goals and Actions January 1, 2006 to June 30, 2014Resources	Evaluation	Continue, Modify, or Delete
development of transitional housing facilities in established regions of the county where the need is highest.	Time Frame: Maintain current funding. Utilize the County's 10-Year Plan to be providedEnd Homelessness and the POLIS project to site facilities.		
Action 1.2i: As part of the General Plan update, designate residential land use districts in the unincorporated County within close proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development. Designate less intensive uses in more rural areas. Timing: Concurrent with Comprehensive General Plan update for 2013. Responsibility: TLMA 1.5b: Assist with the expansions of the number of emergency shelters in identified areas of Riverside County in cooperation with nonprofit organizations and local jurisdictions.	None providedResources: HCD Responsible Agency: Department of Public Social Services Time Frame: Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed.	All sites have been identified in the General Plan update, which was released on the County's website in March 2014.Now new emergency shelters were developed or expanded in 2106.	Continue.Modify. Combine with action 1.2f.
Action 1.2j: Ensure that redevelopment revitalization plans include provisions for new affordable housing for projects within established redevelopment and target areas. Timing: Annually review RDA Sub-area plans to ensure through the planning period. Responsibility: ?1.5c: Process an amendment to Ordinance No. 348 to add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.	RDA Sub-area plansResources: General Fund Responsible Agency: TLMA Time Frame: Within 6 months of adoption of the Housing Element.	The Economic Development Agency (EDA) and the Housing Authority will carry on redevelopment efforts utilizing land assets transferred from the former RDA to the Housing Authority and available funding sources such as HOME funds and NSP, or apply for grants to assist redevelopment.The County is undertaking a comprehensive zoning code amendment which is expected to be adopted in early 2018. Ensuring that transitional and supportive housing will be permitted by right in residential zones is included in the work effort.	Delete, due to the dissolution of the redevelopment agency.Continue.
Action 1.2k: Maintain an inventory of County owned lands with potential for low and moderate income housing. Responsibility: TLMA/ EDA1.6a: Continue to work with nonprofit organizations in providing homeownership opportunities through the Rural Development Self Help	Estimate how many affordable units might be created through this approachResources: HOME,	The County estimates that 369 affordable units were created in theunincorporated areas of the county for low- and moderate-income housing.In 2016, the County completed one self-help project located in the community of North Shore in the unincorporated area of the County (11 units). In, 2016, the County	Continue.Modify. Combine with action 1.2e.

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program and other self-help construction programs within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME program.	HUD, Rural Development Self Help Program Responsible Agency: EDA Time Frame: Establish an annual meeting with CHDOs to provide policy direction.	provided HOME assistance for construction of 22 homes for low-income families to support a developer's self- help program. Each of the 22 households also received assistance from the USDA's Rural Development Self Help Program.	
~~Action 1.2l: The Housing Authority shall continue to develop new affordable very low income rental housing units under the HUD Public Housing Development Program and State tax exempt private activity bond financing.~~ ~~Responsibility: Housing Authority~~1.7a: Continue to provide for greater flexibility in the design of single-family development through the processing of PUDs, specific plans, and area plans, and application of density bonus provisions, when requested, to allow for varying lot sizes and development standards than normally required in residential districts.	~~HUD Public Housing Development Program, Tax Exempt Private Activity Bond Program~~ Resources: Responsible Agency: TLMA/Building and Safety Time Frame: Ongoing, as projects are processed.	~~The Housing Authority has not developed any new public housing units.~~ ~~The Housing Authority may develop affordable housing inherited from the dissolution of redevelopment or through its affordable housing development program, and if available with state tax exempt bond financing, but the Housing Authority's public housing stock cannot be expanded per HUD regulations.~~ The County continues to support private sector residential specific plans and has zoning provisions allowing for clustering of development through a planned residential development (PRD).	~~Delete.~~
~~Action 1.2m: Encourage potential developers to identify candidate vacant sites and underutilized properties by referring them to the County's Land Use Inventory.~~ ~~Responsibility: EDA/TLMA/ RCIT GIS~~ 1.7b: Encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units by continuing to waive the fees(when funding is available) as an incentive.	~~Land Use Inventory is available for developers to identify candidate sites.~~Resources: Responsible Agency: TLMA/Building and Safety Time Frame: Ongoing, as projects are processed.	~~The Housing Element includes a complete list of available sites.~~Regarding any residential development, including mobile home parks, the County can only defer or reduce development fees when appropriate grants are available. Therefore, for private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay staff time for processing. No general fund monies are available for that purpose. Additional fees are assessed for infrastructure programs such as roads, bridges, and traffic signals, as well as for parks, schools, habitat preservation and environmental mitigation. The assessment of such fees are required by state or local laws. General fund monies are no longer sufficient to meet infrastructure, public service, and facility needs.	~~Modify. Combine with action 1.2e.~~ Continue.

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Action 1.2n: Consider land-swapping of County land and other incentives for the provision of affordable housing projects. Responsibility: EDA1.7c: Encourage new large-scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed-use development.	Continue policy. EDA will consider land swapped for development of affordable housing. Resources: Responsible Agency: TLMA Time Frame: Ongoing, as projects are processed.	No land swapping opportunities occurred but the County will continue to consider this as an option for the development of affordable housing.In order to facilitate the development of larger scale, higher density affordable housing, the County has established the Highest Density Residential (HHDR) land use designation and the R-7 zone allowing between 20 and 40 dwelling units per acre and has established a Mixed Use Area land use designation allowing for a composite of uses which maximizes compatibility between residential, commercial, and recreational uses with flexibly for density and intensity of use. The County continues to support private sector residential specific plans and has zoning provisions allowing for clustering of development through a planned residential development (PRD).	DeleteContinue.
Action 1.2o: Prepare a land inventory of sites suitable for farm worker housing in the Coachella Valley as a priority. Timing: Concurrent with General Plan Update (2013) Responsibility: TLMA 1.7d: The County will explore the adoption of countywide provisions, thresholds, or criteria for affordability to be used in the design of specific plans. In addition, evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria to ensure that projects include a range of densities to meet the County's RHNA.	Resources: General Fund Responsible Agency: EDA/TLMA Time Frame: Consider adopting provisions within two years. Continue to pursue on an ongoing basis.	As part of the amendment to Ordinance 348 (Zoning Ordinance), planned for spring 2016,farm worker housing will be permitted as an agricultural land use designation consistent with Health and Safety Code Sections 17021.5 and 17021.6.. A list of sites has not been completed. During the County's efforts to identify sites to meet the County's RHNA, Thermal Town Center was identified as appropriate to include which is an area that would be suitable to accommodate farmworker housing. The County continues to support private sector residential specific plans and has zoning provisions allowing for clustering of development through a planned residential development (PRD). As with any residential project proposed using a specific plan or PRD zoning, the opportunities for promoting affordable housing are always examined.	Continue.
Action 1.2p: Identify appropriately zoned land transferred to the new Cities of Wildomar and Menifee to determine their fair share of the County of Riverside's RHNA housing target for the current planning period. Timing: Prepare agreement and have in place with cities by 1.7e: The County will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the County deems	Resources: General Fund Responsible Agency: EDA/TLMA Time Frame: Explore options by July 2016; consider adopting an ordinance by July 2017.	The County worked with the newly incorporated cities of Wildomar, Eastvale, and In lieu of pursuing an inclusionary affordable housing requirement. The County has established the Highest Density Residential (HHDR) land use designation and the R-7 zone allowing between 20 and 40 dwelling units per acre. By allowing for flexibility in density and design for areas so designated, the development community has flexibility to maximize affordable housing opportunities. Nevertheless, the County remains committed to adopting an inclusionary housing program. However, there is no timeframe at this time for so doing.	Delete. Continue.

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construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development. Prior to adopting any inclusionary program, the County will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market rate housing.2010. Responsibility: TLMA, RCEO		Based on the flexibility provided by these land use and zoning changes which facilitate the provision of affordable housing, the County does not believe there to be a need to adopt inclusionary housing requirements at this time.Monifee to determine their fair share of the County of Riverside's RHNA target for the current planning period. This action is complete and will not continue.	
Action 1.2g: The County will continue to allow for reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County's parking standards to more easily accommodate higher densities on multi-family and mixed use sites.2.1a: When funding is available, advertise and promote the availability of funds for the following: Rehabilitation of single-family and mobile home dwelling units. Rehabilitation of multifamily units. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made: Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate – or if spaces will not be "pre-assigned" to specific units in the project. Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback. Standards for "shared parking" when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure. Reductions to the space requirements for studio and one-bedroom apartments (presently 2 spaces per unit) In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of	Resources: HOME and other HUD and HCD grants as they become available. Responsible Agency: EDA Time Frame: Ongoing, as funding is available. Provide informational materials as funding permits. Entitled, apply annually HCD and HUD.	The County allows for reduced parking requirements for senior and affordable housing projects. The County is planning to revise some of the requirements as part of the affordable housing ordinance. EDA/Housing provides information on the availability of various funding sources for housing rehabilitation including CDBG, Neighborhood Stabilization Program, and HOME funds. Between 2013 and 2016, at total of 67 dwelling units in the unincorporated area were rehabilitated using such funds.	Continue.

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cars in designated parking spaces in multi-family complexes, thereby ensuring that the spaces may remain available for tenant use. The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development. Timing: Review alternative parking options and revise as necessary by December 2013. Responsibility: TLMA			
Action 1.2r: The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the County will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-4 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable Specific Plan. Timing: Ongoing, as projects are processed. Responsibility: TLMA2.1b: The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low- and low-income households.	Resources: HUD Capital funds Responsible Agency: Housing Authority Time Frame: Ongoing, throughout the planning period.	As part of this Housing Element, the County has identifies several thousand sites that will be used to meet its 4th and 5th cycle RHNA; many of the sites are smaller sites. The county will work with developers as projects come forward to help facilitate the development of affordable housing on smaller sites.The EDA/Housing was allocated between approximately $1 million to $1.2 million annually from federal Capital Funds to modernize public housing between 2013 and 2016. An additional approximately $300K to $1 million from the same source for the same years was expended to maintain, repair, and improve public housing properties.	Continue.
Action 1.2s: The County will amend its Zoning Ordinance to comply with Government Code Section 65852.2 (AB1866) and remove the one acre min lot size requirement for second units. Timing: Amend the Zoning Ordinance by December 2013. Responsibility: TLMA2.1c: Continue utilization of tax-exempt private activity bonds for the financing of multifamily housing rehabilitation.	Resources: Tax-exempt private activity bonds Responsible Agency: EDA/Housing Authority Time Frame: As projects come forward assist with the process for applying for	The County amended Ordinance 348 (Zoning Ordinance) in December 2014 to comply with Government Code Section 65852.2 (AB 1866) and remove the 1 acre minimum lot size requirement for second units..The County did not issue and utilize tax exempt private activity bonds to finance rehabilitation of multifamily housing.	Continue.Delete. This has been completed.

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	funding on the developers behalf.		
~~Action 1.2t: To ensure the County has enough land to meets its Regional Housing Needs Allocation (RHNA), the County will amend the Land Use Map of this General Plan to add a minimum of 595 acres to the Highest Density Residential designation (HHDR). The County has identified several possible vacant sites to redesignate (see Appendix B).~~ ~~All redesignated sites will permit owner-occupied and rental multi-family developments by right and will not require a conditional use permit, a planned unit development permit, or any other discretionary review.~~ 2.1d: Continue to provide funding from CDBG-funded Housing Rehabilitation Program to retrofit units to meet accessibility standards. ~~All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. Although density is not determined by the zoning, to ensure multi-family development is permitted, the County will also rezone the sites to the R-4 zone permitting owner-occupied and rental multi-family development by right.~~ ~~Timing: Amend the Land Use Map and rezone sites by summer 2013.~~ ~~Responsibility: TLMA~~	Resources: CDBG Responsible Agency: EDA/ Time Frame: Continue program when funding becomes available.	~~This is being done concurrently with the Housing Element. Adoption of the Housing Element before the end of 2016.~~ In 2013, the County assisted a total of 2 households in the unincorporated area through the CDBG funded Home Repair Program. No such funding was available between 2014 and 2016.	Continue.
2.1e: Department of Community Action ~~1.3a: Continue~~(DCA) shall continue to ~~provide funding resources through~~ implement the ~~Federal HOME~~Home Weatherization program~~, the County Housing Loan Fund (CDBG) and Redevelopment Agency 20% Set-Aside funds~~ to ~~non-profit organizations for the development of farm worker~~conserve existing single-family housing~~.~~ ~~Timing: 2006-2014~~ ~~Responsibility: EDA~~ through weatherization and/or rehabilitation.	~~CDBG Housing Loan Fund, Agricultural Housing Assistance Fund Program~~ Resources: Department of Energy, Southern California Gas, California Conservation Corp. Responsible Agency: DCA	~~Countywide, 929 units were constructed for farm worker housing; 830 of those units were created within unincorporated areas of the county. The number of units quantified for the construction of farm worker housing between 2006 and 2014 was drastically reduced due to the elimination of redevelopment in California by operation of law as of February 1, 2012, and also impacted due to federal budget cuts to HOME and CDBG.~~ ~~In June 2014, the County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for the development and construction of an 84-unit mobile home park (Los Vinedos) for extremely low-income farm worker households.~~	~~Modify. Combine with actions 1.3a, 1.3b, and 1.3d.~~ Continue.

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	Time Frame: As part of an ongoing program, target 1,600 households in the incorporated portion of the County and 800 households in the unincorporated County.	The County continued to provide assistance to conserve existing single family housing through weatherization programs using LIHEAP and DOE funds. In 2016, a total of 322 dwelling units received such assistance.	
~~Action 1.3b: Prepare a Countywide Gap Analysis and Farm Worker Housing Plan to be integrated into the Department of Community Action's Annual Local Plan. Timing: 2009 Responsibility: CRLA, Dept. of Community Action~~2.1f Through the Senior Home Rehabilitation Program (SHRP) The County will provide one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively.	Resources: Funding is pending approval on the Recognized Obligation Payment Schedule (ROPS 16-17) from the California Department of Finance and pending final approval by the Board of Commissioners of the Housing Authority of the County of Riverside, as housing successor to the former Redevelopment Agency for the County of Riverside Responsible Agency: EDA/Housing Authority Time Frame: Once funding has been approved. Assist at least 5 households during the planning period.	~~The County does not have the resources to assume full responsibility for this type of study, but would be interested in collaborating with a nonprofit entity that is more active in the Coachella Valley to complete one.~~ In 2013 and 2014, the County assisted a total of 18 households through the Senior Home Rehabilitation Program. No such assistance was provided in 2015 and 2016.	~~Delete. Funding is not available.~~ Continue.
~~Action 1.3c: Continue to work with non-profit organizations such as CVHC and Habitat for Humanity in the production of self-help housing for ownership and multi-family farm worker housing opportunities. Timing: 2006-2014 Responsibility: EDA, non-profit organizations~~2.1g Through the Home Enhancement Program the, assist lower income homeowners fix or repair exterior problems to their homes such as minor roofing, broken/missing	~~888 units quantified for construction between 2006 – 2014.~~Resources: CDBG Responsible Agency: EDA Time Frame: Provide grants to at least 5 households	~~From January 1, 2006, to June 2014, 461 units were constructed countywide by nonprofit affordable housing organizations providing self-help housing and multifamily farm worker housing opportunities; 362 of those units were created within unincorporated areas of the county. The number of units quantified for the production of self-help housing for ownership and multifamily farm worker housing opportunities between 2006-2014 was drastically reduced due to the elimination of redevelopment in California by operation of law as of February 1,~~	Continue.~~Delete. Combine with action 1.3a.~~

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windows, exterior paint, etc. Funding may be used to eliminate health and safety issues, make the home more energy-efficient, and undertake eligible exterior improvements.	throughout the planning period.	~~2012, and also impacted due to federal budget cuts to HOME and CDBG.~~ ~~The County continues to work with Coachella Valley Housing Authority and Desert Alliance for Community Empowerment (DACE) to assist in the production of self-help housing for ownership and multifamily farm worker housing opportunities.~~This information was not available as of the preparation of this evaluation. However, it is estimated that approximately $395,000 was also allocated in 2016 for this purpose from CDBG funds.	
~~Action 1.3d: Develop incentives for the set-aside of agricultural land for farm worker housing. Continue policy and study feasibility of using Williamson Act land.~~ ~~Responsibility: EDA/TLMA~~2.1h The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation by Summer 2017 to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). Timing for implementing the plan will seek to utilize existing efforts such as community plan updates or other activities and the plan will contain various strategies to avoid or lessen displacement and its impacts and on-going affordability such as integration with rehabilitation programs or other efforts to maintain the housing stock.	Resources: General Fund Responsible Agency: EDA/TLMA Time Frame: Develop a plan by summer 2017.	~~The County has not yet developed an incentive for the set-aside of agricultural land for farm worker housing.~~The County continues to implement a pro-active code enforcement program which responds to citizen complaints resulting in citations and correction requirements. Code enforcement officers also issue citations and correction requirements based on their own observations. A formal process beyond this will not be developed due to significant general fund budget limitations in the foreseeable future. Therefore, the County does not see a need to develop a plan at this time because on-going rehabilitation funding requests and rehabilitation required as a result of code enforcement complaints.	Continue.~~Delete. Combine with action 1.3a.~~

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~~Action 1.3 e: The County will amend the Zoning Ordinance~~2.2a: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use, and occupancy of mobile home parks. ~~, to comply with Health and Safety Code Sections 17021.5 and 17021.6. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.~~ ~~Timing: Amend the Zoning Ordinance by December 2013.~~ ~~Responsibility: TLMA~~	Resources: Responsible Agency: Building and Safety Department/ Department of Environmental Health, Code Enforcement Time Frame: Ongoing, on a case-by-case basis.	~~The County is in the process of amending Ordinance 348 (Zoning Ordinance) to comply with Health and Safety Code Sections 17021.5 and 17021.6. This will be completed by Spring 2016.~~The County continues to implement a pro-active code enforcement program which responds to citizen complaints resulting in citations and correction requirements. Code enforcement officers also issue citations and correction requirements based on their own observations.	Continue.
~~Action 1.4a: Recruit and train a Mental Health Housing Coordinator or services coordination by a non-profit organization~~ ~~Timing: Continue~~ ~~Responsibility: Department of Mental Health~~2.2b Through the Mobile Home Tenant Loan Foreclosure/Abandonment Program, the County will provide assistance where it is economically feasible to recover and preserve an abandoned or foreclosed mobilehome and return it to the affordable housing stock.	Resources: Low and Moderate Income Housing Asset Funds, 2010 Housing Taxable Bond Proceeds Responsible Agency: EDA/Housing Authority Time Frame: Preserve a minimum of 17 mobilehomes for very low-income households. Preserve at least 8 within the Housing Element planning period.	~~RCDMH established a centralized housing program (HHOPE) in 2005 and recently expanded the scope and range of services provided. The recent expansion also added an Administrative Services Manager position that reports to the Deputy Director of Housing. Both positions have been filled with trained staff.~~Because this program was recently approved by the County in November 2015, program implementation has just started so that no mobile homes have been returned to the affordable housing stock.	Continue.

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~~Action 1.4b: Support current legislation to block grant Supportive Housing Program and Shelter Plus Care Program Funds~~ ~~Timing: Meet quarterly with County Legislative Advocates to address implications of new legislation~~ ~~Responsibility: Department of Public Social Services~~2.3a: As funding is available, preserve existing affordable mobile home housing stock. The County will also work with park owners and tenants to explore homeownership opportunities such as through the MPRROP program.	~~Supportive~~ Resources: CDBG and other HUD and HCD grants as they become available. Responsible Agency: EDA/Housing ~~Program, Shelter Plus Care~~ Authority Time Frame: Annually explore funding sources and as NOFAs are released.	~~The County continues to support current legislation for block grant funding to aid the Supportive Housing Program and Shelter Plus Care Program. The County has not specifically met with legislative advocates about this legislation. However, the County's Continuum of Care (CoC), supported by the County of Riverside Department of Public Social Services, provides updates on legislation related to homeless and housing issues, including the Supportive Housing Program and Shelter Plus Care. CoC members (public and private homeless services providers) may and do advocate on legislation that will impact homeless services in the county. In addition, a contingent of CoC representatives (including County staff) attended a national conference in Washington D.C. sponsored by the National Alliance on Ending Homelessness, which provides an opportunity to meet with legislators to advocate for funding.~~ Please see response to Action 2.2b, above. The MPRROP Program is not used by the County.	Continue.
~~Action 1.4c: Develop design criteria for housing suitable for the mentally disabled for use by affordable housing developers~~ ~~Timing: Implement by 2014~~ ~~Responsibility: Department of Mental Health in conjunction with EDA~~2.3b: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.	~~Develop an affordability ordinance that will include design criteria and build upon current fee exemptions and fast track authority that currently provides assistance for affordable housing units for the mentally disabled.~~ Resources: Responsible Agency: EDA Time Frame: Continue to hold quarterly meetings to discuss. As funding for programs is available, bilingual brochures will be provided.	~~The County has not yet developed an affordable housing ordinance. This will be partially addressed as part of the County's reasonable accommodation procedure.~~ Through the help of non-profit partners, the County's programs have been translated and extended to the farmworker communities through bilingual outreach materials and through community meetings that also use translators for the purpose of reaching farmworkers.	Continue.

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~~Action 1.4d: Update the 1993 "Assessment of the Status and Problems of Homeless Mentally Ill Persons in Riverside County"~~ ~~Timing: 2010~~ ~~Responsibility: Department of Mental Health~~2.4a: Ensure that County assisted affordable housing remains affordable by doing the following: Through the maintenance of an inventory of County assisted units with monitoring of expiration dates on an annual basis. Priority on providing financial assistance, where feasible and if funding is available, to preserve County assisted affordable units at risk of conversion to market rate during the planning period Conduct annual compliance monitoring site visits and file audits of County assisted units as part of ongoing compliance requirements enforced by loan agreements. Coordinate with owners of at-risk units to have the property owners provide education and work with tenants regarding their rights and conversion procedures.	Resources: HOME and other HUD and HCD grants as they become available. Responsible Agency: EDA/Housing Authority Time Frame: Annually review existing covenants and update as necessary. County will coordinate with owners of at-risk units to have the owners provide tenant education within 30 days of a notice of conversion.	~~The County has not updated this report and does not plan to update this report. This program is no longer applicable and will not be continued.~~ In 2013, EDA Housing monitored 35 projects in the county unincorporated area totaling 1569 dwelling units of which 1114 were income restricted. By 2016, these numbers increased to 42 projects in the unincorporated area, consisting of 1709 dwelling units of which 1207 were income restricted. No units have been lost to date due to expiration.	~~Delete.~~ Continue.
~~Action 1.4e: Promote the integration of special needs housing into affordable housing communities as disabled development projects maximize community opposition, add to development financing difficulties and segregate persons with mental health disorders, promoting stigma.~~ ~~Timing: Implement by 2014~~ ~~Responsibility: Department of Mental Health~~3.1a: Continue to use the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1. Audits of lending institutions and rental establishments. 2. Education and training of County staff. 3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers,	~~Special needs housing will be integrated into proposed affordable housing ordinance~~Resources: CDBG Responsible Agency: EDA/ Housing Authority Time Frame: EDA staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.	~~RCDMH has employed three primary strategies~~The County continues to ~~expanding integrated supportive housing capacity. Employed~~use the Fair Housing ~~Resource Specialists to contact apartment property managers to solicit and engage them in providing affordable housing to RCDMH consumers who would receive supportive services. This focused on establishing access to existing housing.~~ ~~Pursued HUD supportive permanent housing scattered site funding (new grants and Shelter Plus Care vouchers) that would assist to establish housing options for very low-income consumers. Scattered site funding helps to establish supportive housing that is integrated in general population housing.~~ ~~RCDMH invested $19 million in Mental Health Services Act (MHSA) funds in new project development in partnership with the Economic Development Agency (EDA) and affordable housing developers. Funding was allocated to six new construction and~~	Continue.

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and residents in emergency shelters and transitional housing facilities.		one acquisition rehabilitation projects. Two projects were affordable housing senior communities; five were multifamily projects. Each project set aside 15 MHSA supportive housing units. One hallmarkCouncil of success is that in each project, community based stigma and preconceptions have been significantly overcome and/or reduced. In total, MHSA funds have been used to create 105 new, integrated very low income (30% AMI) supportive housing units. Additionally, by leveraging funds to support affordable housing development, over 700 total affordable housing units were added to Riverside County. Development locations included Riverside (two projects), to complete audits of lenders and rental establishments. Annually, housing staff attend workshops hosted by the Fair Housing Council of Riverside County to obtain the latest updates in regulations, best practices and discuss current issues facing lenders, property managers, homebuyers and renters.Moreno Valley, Menifee, Perris, Desert Hot Springs, and Thousand Palms.	
Action 1.4f: 3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements. Continue the Shelter Plus Care Program through addition of permanent housing facilities for the mentally disabled, as funding is available, and implement a new program to provide safe havens to the mentally ill. Responsibility: Department of Public Social Services	Shelter Plus Care Program Safe Haven for the Mentally Ill Program 268 beds were established during 1995 – 2008. Goal to meet or to exceed previous amount.Resources: Responsible Agency: EDA Time Frame: 2019	The County has continued to participate in the Shelter Plus Care Program and has several transitional housing facilities as well as permanent supportive housing. These units range in age from 2 years to 20 years. The next update to the County's Analysis of Impediments which has been renamed Affirmatively Furthering Fair Housing (AFFH) is in 2019.	Continue.
Action 1.5a: Support current legislation to block grant Supportive Housing program and Shelter Plus Care Funds and modify the current fair share funding ratio to allow for multiple continuums. Timing: Ongoing Responsibility: Department of Public Social Services3.2a: Continue to use the services of the Fair	Resources: First Time Home Buyer Down Payment Assistance Program Responsible Agency: EDA/ Fair Housing Council	The County has several transitional housing facilities as well as permanent supportive housing. These units range in age from 2 years to 20 years. In 2016, the Fair Housing Council served 2470 persons including a combination of landlord and tenant contacts, fair housing contacts, foreclosure prevention counseling, various workshops, and general one on one counseling.	Continue.Modify. Combine with action 1.4b.

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Housing Council to provide education and outreach services to the public in both Spanish and English as well as for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyer Down Payment Assistance Program.	Time Frame: Ongoing, as funding permits.		
~~Action 1.5b~~3.3a: Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through County programs by completing the ~~Local~~ following: Continue to cooperate with nonprofit agencies that provide placement or referral services~~Emergency Shelter Strategy includes provisions~~ for persons with disabilities. Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. ~~new construction of~~ Encourage multifamily housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs~~ permanent housing~~. ~~Timing: Annually~~ ~~Responsibility: Department of Public Social Services~~Develop a policy to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities. Coordinate with the Inland Regional Center to implement an outreach program that informs families in the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services found on the County's website, and providing housing-related training for individuals/families through workshops, as funding and staffing permit.	Resources: Responsible Agency: Shared Housing, a Riverside Experience (SHARE), Housing Authority, nonprofits and Community Access Center, DPSS Time Frame: Ongoing, as projects are processed. Develop a reasonable accommodation procedure by Spring 2016. Develop an outreach program by Spring 2016.	~~No progress.~~ The County's HOME Investment Partnership Act (HOME) program, a federally funded program, follows housing accessibility requirements at 24 CFR Part 8, complying with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and the Disability/Accessibility Provisions of the Fair Housing Act of 1988. Dwelling units must be designed and constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) which is deemed to comply with the Section 504 regulation. 24 CFR Part 8.22, New construction—housing facilities, provides requirements for new construction of multi-family projects, that 5 percent (5%) of the units (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional 2 percent (2%) of the units (but not less than one unit) must be accessible to individuals with sensory impairments. It should be noted that Section XIXe of Ordinance 348.4840 addresses reasonable accommodation needs for persons with disabilities. Additionally, the County's Building Code provides accessibility criteria for disabled persons. There is no separate design criteria provided in the Building Code. The County provides personal and web site assistance to persons with disabilities and therefore requiring special accommodations, specifically for residents who are completing applications for Section 8 or Public Housing Programs. Additionally, the County has prepared a guide book with procedures for the disabled to pursue Section 8 assistance. There is no separate coordination with the Inland Regional Center regarding services for disabled persons.	~~Delete~~Continue.

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~~Action~~3.3b: Continue to utilize the following programs to assist special needs households: 1.~~5c: Ensure that evaluation criteria~~ Housing Choice Voucher Program (Section 8 Certificates). 2. Family Unification Program. 3. Family Self Sufficiency (FSS) Program. 4. Housing Opportunities for Persons with AIDS (HOPWA). 5. Veteran's Affairs Supportive Housing ~~applications include provisions for new construction of units, not merely numbers of beds.~~Program (VASH). ~~Timing: 2009.~~ ~~Responsibility: Department of Public Social Services~~6. Foster Care Youth Program. 7. Tenant Based Rental Assistance Program.	Resources: HUD Housing Choice Voucher Program (Section 8 Rental Assistance), Family Unification Program, Family Self-Sufficiency Program, HOPWA, VASH, Foster Care Youth Program, TBRA Responsible Agency: Housing Authority, EDA, DPSS Time Frame: Programs will continue as funding is obtained.	The County used the following programs to assist households in 2013: Housing Choice Voucher Section 8 (HCV) Program. The County's HCV program is a HUD-funded rental assistance program that subsidizes the monthly rent for low-income families throughout Riverside County. Households are recertified for continued assistance once a year. The HCV program pays landlords annually on behalf of low income families. Approximately $69,973,083 in total Housing Assistance Payments (HAP) assisted 8,713 clients. Of the clients served, whose incomes at admission must be at or below 50% AMI, 237 households were veterans and 4,554 were disabled and/or elderly including veterans. Family Self Sufficiency (FSS) Program. The FSS Program assists families to become economically independent from government financial assistance within a five-year period. In 2013, the FSS program served 547 participants. A total of 9 families graduated and therefore no longer required rental assistance. Of the graduates, 1 has purchased their own homes. Housing Opportunities for Persons with AIDS (HOPWA). In fiscal year 2012-13, the HOPWA program provided a total of $601,848 in HAP assistance. An average of 90 individuals were assisted on a monthly basis. **Veteran's Affairs Supportive Housing Program (VASH).** The VASH program provided 333 homeless veterans with monthly rental assistance. Foster Care Youth Program. A total of 3 youth were assisted. Tenant Based Rental Assistance (TBRA) and Security Deposit Assistance (SDA) Program. A total of 102 households were assisted under the SDA program and no funding was available for the TBRA program. Family Unification Program. The FUP assisted 147 households. Homeless Prevention and Rapid-Rehousing Program (HPRP). The Housing Authority continues to provide rapid re-housing and homeless prevention services to homeless families and families at imminent risk of homelessness. During the 2012-13 fiscal year,	Continue.~~Delete.~~

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Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
		54 persons received rapid re-housing and 137 persons received homeless prevention assistance. The County used the following programs to assist households in 2014: Housing Choice Voucher Section 8 (HCV) Program. The County's HCV program is a HUD-funded rental assistance program that subsidizes the monthly rent for low-income families throughout Riverside County. Households are recertified for continued assistance once a year. The HCV program pays landlords annually on behalf of low income families. Approximately $68,216,901 in total Housing Assistance Payments (HAP) assisted 8,468 clients. Of the clients served, whose incomes at admission must be at or below 50% AMI, 292 households were veterans and 4,341 were disabled and/or elderly including veterans. Family Self Sufficiency (FSS) Program. The FSS Program assists families to become economically independent from government financial assistance within a five-year period. In 2014, the FSS program served 538 participants. A total of 9 families graduated and therefore no longer required rental assistance. Housing Opportunities for Persons with AIDS (HOPWA). In fiscal year 2013-14, the HOPWA program provided a total of $516,005 in HAP assistance. An average of 77 individuals were assisted on a monthly basis. **Veteran's Affairs Supportive Housing Program (VASH).** The VASH program provided 373 homeless veterans with monthly rental assistance. ~~DPSS is working with HUD to get all projects to develop as units, not beds. All permanent supportive housing is developed as units.~~ Foster Care Youth Program. A total of 4 youth were assisted. Tenant Based Rental Assistance (TBRA) and Security Deposit Assistance (SDA) Program. A total of 84 households were assisted under the SDA program and no funding was available for the TBRA program. Family Unification Program. The FUP assisted 124 households.	

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Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
		Homeless Prevention and Rapid-Rehousing Program (HPRP). The Housing Authority continues to provide rapid re-housing and homeless prevention services to homeless families and families at imminent risk of homelessness. During the 2013-14 fiscal year, 191 persons received ESG rapid re-housing assistance and 40 persons received ESG homeless prevention assistance. The County used the following programs to assist households in 2015: Housing Choice Voucher Section 8 (HCV) Program. The County's HCV program is a HUD-funded rental assistance program that subsidizes the monthly rent for low-income families throughout Riverside County. Households are recertified for continued assistance once a year. The HCV program pays landlords annually on behalf of low income families. Approximately $67,768,501 in total Housing Assistance Payments (HAP) assisted 8,730 clients. Of the clients served, whose incomes at admission must be at or below 50% AMI, 412 households were veterans and 4,340 were disabled and/or elderly including veterans. Family Self Sufficiency (FSS) Program. The FSS Program assists families to become economically independent from government financial assistance within a five-year period. On December 8, 2015, the HA received $483,000 to link Riverside County adults in the HCV program to local organizations that provide job training, childcare, counseling, transportation, and job placement. This was the third largest award made in California. In 2015, the FSS program served 506 participants. A total of 9 families graduated and therefore no longer required rental assistance. Of the graduates, 2 have purchased their own homes. Housing Opportunities for Persons with AIDS (HOPWA). In fiscal year 2014-15, the HOPWA program provided a total of $454,739 in HAP assistance. An average of 71 individuals were assisted on a monthly basis. **Veteran's Affairs** Supportive Housing Program (VASH). The VASH program provided 416 homeless veterans with monthly rental assistance.	

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Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
		Foster Care Youth Program. A total of 3 youth were assisted. Tenant Based Rental Assistance (TBRA) and Security Deposit Assistance (SDA) Program. A total of 178 households were assisted under the SDA program and 27 households were assisted under the TBRA program. Family Unification Program. The FUP assisted 124 households. Homeless Prevention and Rapid-Rehousing Program (HPRP). The Housing Authority continues to provide rapid re-housing and homeless prevention services to homeless families and families at imminent risk of homelessness. During the 2014-15 fiscal year, 190 persons received ESG rapid re-housing assistance and 82 persons received ESG homeless prevention assistance. The County used the following programs to assist households in 2016: Housing Choice Voucher Section 8 (HCV) Program. The County's HCV program is a HUD-funded rental assistance program that subsidizes the monthly rent for low-income families throughout Riverside County. Households are recertified for continued assistance once a year. The HCV program pays landlords annually on behalf of low income families. Approximately $67,071,527 in total Housing Assistance Payments (HAP) assisted 8,701 clients. Of the clients served, whose incomes at admission must be at or below 50% AMI, 507 households were veterans and 4,278 were disabled and/or elderly including veterans. Family Self Sufficiency (FSS) Program. The FSS Program assists families to become economically independent from government financial assistance within a five-year period. In 2016, the FSS program served 400 participants. A total of 11 families graduated and therefore no longer required rental assistance. Of the graduates, 1 purchased their own home. Housing Opportunities for Persons with AIDS (HOPWA). In fiscal year 2015-16, the HOPWA program provided a total of $472,504 in HAP assistance. An average of 73 individuals were assisted on a monthly basis.	

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Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
		Veteran~~'s Affairs Supportive Housing Program (VASH).~~ The VASH program provided 451 homeless veterans with monthly rental assistance. Foster Care Youth Program. A total of 3 youth were assisted. Tenant Based Rental Assistance (TBRA) and Security Deposit Assistance (SDA) Program. A total of 268 households were assisted under the SDA program and 43 were assisted under the TBRA program. Family Unification Program. The FUP assisted 132 households. Homeless Prevention and Rapid-Rehousing Program (HPRP). The Housing Authority continues to provide rapid re-housing and homeless prevention services to homeless families and families at imminent risk of homelessness. During the 2015-16 fiscal year, 25 persons received ESG rapid re-housing assistance and 81 persons received ESG homeless prevention assistance. A total 39 persons received HPRP assistance through the Housing Authority.	
~~Action 1.5d~~3.3c: Continue to ~~participate in the Continuum of Care Supportive~~ provide rental certificates to persons with disabilities (Housing Choice Voucher Program~~ and Shelter Plus Care~~, previously known as Section 8 Rental Assistance Program~~. (See also 1.4f)~~ ~~Timing: See item 1.4f~~ ~~Responsibility: Department of Public Social Services~~).	~~Supportive~~Resources: HUD Responsible Agency: Housing ~~Program/Shelter Plus Care program~~ Authority Time Frame: Ongoing as interested persons contact the Housing Authority.	~~DPSS is the lead collaborative applicant for the Continuum of Care.~~Please see response to Action 3.3b, above.	Continue.~~Modify. Combine with action 1.4f.~~
~~Action 1.5e: Develop transitional housing facilities in established regions of the County where transitional housing shelters are needed, in cooperation with non-profits and local jurisdictions.~~ ~~Timing: Maintain current funding. Utilize the County's 10-Year Plan to End Homelessness and the POLIS Project to site facilities.~~ ~~Responsibility: Department of Public Social Services~~3.3d: The Housing Authority shall continue its collaborative agreement with Riverside County	~~Supportive~~Resources: HUD Shelter Plus Care Responsible Agency: Housing ~~Program~~ Authority/ DPSS	~~The County has several transitional housing facilities as well as permanent supportive housing. These units range in age from 2 years to 20 years.~~The County continues to administer the Shelter Plus Care Program throughout the County, including western Riverside County.	Continue.

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Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within western and eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period.	Time Frame: Ongoing, throughout the planning period.		
~~Action 1.5f: Expand the number of emergency shelters in identified areas of Riverside County in cooperation with non-profit organizations and local jurisdictions. Responsibility: Department of Public Social Services~~3.3e: Maintain public housing units and assist extremely low- and very low-income recipients with Housing Choice Vouchers (Section 8 rental assistance vouchers).	~~Emergency~~Resources: HUD Housing ~~Assistance~~Choice Voucher Program~~, Emergency Shelter Grants, FEMA~~ ~~Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed.~~Responsible Agency: Housing Authority Time Frame: Ongoing, throughout the planning period.	~~Ordinance 348 (Zoning Ordinance) was amended on March 22, 2011 to allow emergency shelters by right in the I-P zone as well as adopting performance standards specific to that use. No public or private applications have been received since the ordinance was updated in 2011. There has been one shelter developed in the planning period. The County's ordinance is being used in~~ Please see response to Action 3.3b, above.~~Temecula.~~	Continue.
~~Action 1.5g: Amend Ordinance 348 to include use and occupancy requirements for transitional and emergency shelters as follows: Allow for emergency shelter in the I-P zone by right without discretionary review. Add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Timing: Amend the Zoning Ordinance by December 2013. Responsibility: TLMA~~ 3.3f: DPSS shall continue to work with nonprofit organizations and participating cities, as applicable, on	~~Amend Ordinance~~ Resources: FEMA, ESG, EHAP Responsible Agency: DPSS		

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Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
programs to prevent homelessness, including rental mortgage assistance.			

Time Frame: Ongoing, throughout the planning period.~~348~~

Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
	~~Ordinance 348 (Zoning Ordinance) was amended on March 22, 2011to allow emergency shelters by right in the I-P zone as well as adopting performance standards specific to that use. The County is in the process of amending Ordinance 348 (Zoning Ordinance) to add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. This will be completed by Spring 2016.~~Please see response to Action 3.3b, above.	Continue.	

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Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
~~Action 1.6a: Identify and recruit Habitat for Humanity chapters within Riverside County as Community Housing Development Organizations (CHDOs) under the HOME Program.~~ ~~Timing: Establish a quarterly meeting schedule with Habitat for Humanity to provide policy direction.~~ ~~Responsibility: EDA~~3.3g: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	Resources: HUD Supportive Housing program, Shelter Plus Care Responsible Agency: DPSS Time Frame: Ongoing.	~~The Economic Development Agency (EDA) continues to encourage Habitat for Humanity chapters to apply as CHDOs at the time of submitting projects that meet CHDO requirements pursuant to HOME regulations.~~Both programs continue to be administered throughout the county.	Continue.~~Modify. Combine with action 1.6b.~~
~~Action 1.6b: Continue to work with Habitat for Humanity and Coachella Valley Housing Coalition in providing homeownership opportunities through the Rural Development Self Help program and other self help construction programs. Refer to Implementing Resources Matrix for additional programs/funding (Table H-58)~~ ~~Timing: See objective in 1.6a~~ ~~Responsibility: EDA~~3.3h: The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the Consumer Price Index.	~~Rural Development Self Help Program~~Resources: Responsible Agency: County Executive Office Time Frame: Ongoing.	~~The Economic Development Agency (EDA) and Housing Authority continue to encourage nonprofit organizations to provide homeownership opportunities through the Rural Development Self Help program and other self-help construction programs.~~Ordinance No. 760 is codified in the Riverside County Code of Ordinances as Chapter 5.36, Mobile Home Park Rent Stabilization.	Continue.~~Delete. Combine with action 1.6a~~
~~Action 1.7a: Continue to provide for greater flexibility in the design of single family development through the processing of PUDs, Specific Plans, and Area Plans, and application of density bonus provisions, when requested, to allow for varying lot sizes and development standards than normally required in residential districts.~~ ~~Timing: Implemented by 2014.~~ ~~Responsibility: TLMA/Building and Safety~~3.4a: Continue to implement the Mortgage Credit Certificate Program (MCC) for low- to moderate-income homeowners.	~~Develop an affordable housing ordinance that will implement State Housing Law and Density Bonus provisions. Update Ordinance 348 to provide for greater flexibility for high density development. Update County's General Plan to provide additional policies that compliment affordable housing development from private developments.~~Resources: CDLAC Responsible Agency: EDA	~~State density bonus law continues to be implemented. This is an ongoing program and will be continued. In addition, Ordinance 348 (Zoning Ordiance) is being revised to accommodate higher density housing as part of the redesignation/rezoning effort.~~Between 2013 and 2016, 180 low and moderate income homeowners received such assistance.	Continue.

Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
	Time Frame: Ongoing. Funding will be available once the Housing Element is in compliance.		
~~Action 1.7b: Maintain those provisions of Ordinance No. 348 providing opportunities for the lawful establishment of second units.~~ ~~Timing:~~ Provisions have been established ~~Responsibility: TLMA/Building and Safety~~3.4b: Continue to provide down payment assistance and closing cost assistance to low-income first-time homebuyers through the First Time Home Buyer Program.	Resources: HOME Responsible Agency: EDA Time Frame: Ongoing. Funding will be available once the Housing Element is in compliance.	~~This program has been implemented through Ordinance 348 (Zoning Ordinance) and will not be continued.~~Between 2013 and 2016, 58 low income first time home buyers received such assistance.	~~Delete~~Continue.
~~Action 1.7c: Continue to allow mobile homes in single-family residential zones "by right," and mobile home parks subject to a CUP, and encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units. Continue to waive the fees associated with Ordinance No. 659 as an incentive.~~ ~~Timing: Ongoing~~ ~~Responsibility: TLMA/Building and Safety~~3.5a: Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.	Resources: HOME and other HUD and HCD grants as they become available., CDBG, HUD Responsible Agency: EDA Time Frame: Ongoing. Annually meet with interested developers.	~~Provisions have been established including fast track authorization for any affordable housing/farm worker housing/ mobile home parks.~~Between 2013 and 2016, 22 units have been acquired and rehabilitated for this purpose.	Continue.
~~Action 1.7d: Encourage new large scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed-use development.~~ ~~Timing:~~ Implemented by 2014 ~~Responsibility: TLMA~~ 3.5b: Consider the conversion of small older hotels to transitional housing facilities.	~~Update Ordinance 348 to establish design standards and specific criteria to encourage such developments. Provide for an affordability ordinance to regulate/mandate affordable housing development in Specific Plans. Continue use of~~	~~Continue to encourage large-scale developments with a range of housing types.~~ The County is undertaking a comprehensive zoning code amendment which is expected to be adopted in early 2018. This work effort includes addressing the allowance of single room occupancy (SRO) units in general commercial zones. In the absence of a regulatory structure for entitling projects providing SRO units, no such units have been provided to date.	Continue.

Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
emergency shelters, or single-room occupancy units (SRO) in conjunction with qualified nonprofit organizations. The Department of Social Services shall work with participating jurisdictions when requested. In addition, the County will process an amendment to Ordinance No. 348 to define SROs and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit.	~~Fast Track process.~~Resources: HUD, HCD Responsible Agency: DPSS, nonprofits Time Frame: Within six months of adoption of the Housing Element.		
~~Action 1.7e: Encourage multi-family housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs.~~ ~~Timing: Implemented by 2014~~ ~~Responsibility: EDA/County Counsel~~4.1a: To ensure fees do not pose a constraint to the development of housing, the County will review its fees on an annual basis.	~~See Action 1.7d~~Resources: General Fund Responsible Agency: TLMA Time Frame: Annually.	Regarding development or infrastructure fees, the County can only defer or reduce development fees when appropriate grants are available. Therefore, for private sector projects, deferred or reduced fees are generally not available because only private sector development fees are used to pay staff time for processing. No general fund monies are available for that purpose. Additional ~~The County adheres to all state ADA requirements.~~ fees are assessed for infrastructure programs such as roads, bridges, and traffic signals, as well as for parks, schools, habitat preservation and environmental mitigation. The assessment of such fees are required by state or local laws. General fund monies are no longer sufficient to meet infrastructure, public service, and facility needs. While actual fee amounts may change, no modifications are proposed to the approach and structure detailed above. The County annually reviews the nexus and applicable fee to ensure that the two are fully correlated.	~~Modify. Combine with action 3.3b.~~Continue.
~~Action 1.7f: Evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria.~~ ~~Timing: Adopt countywide provisions, thresholds or criteria for affordability to be used in the design of~~	Resources: General Fund Responsible Agency: TLMA	~~The County reviewed the existing specific plans as part of the 2006–2014 Housing Element land inventory and identified sites that would be appropriate for affordable housing development.~~Land Use Ordinance No. 348.4835 was adopted on June 21, 2016 to make this definition change. The ordinance took effect on July 21, 2016.	Continue.

Actions	~~Table H-1~~ ~~Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
~~Specific Plans following adoption of General Plan update in 2008.~~ ~~Responsibility: EDA/TLMA~~4.1b: Update the definition of family so that it does not limit the number of persons per household, and does not require that persons are related by blood.	Time Frame: Within six months of adoption of the Housing Element.		
~~Action 1.7g:~~ 4.2a: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in subregional (WRCOG and CVAG) and regional (SCAG) agency meetings to: Establish housing goals beyond county lines that reflect housing markets. Ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary. Encourage the production of affordable housing such as construction defect litigation reform and additional low-income tax credits. ~~Encourage "universal design" features such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities. Continue to enforce regulations and requirements.~~ ~~Timing:~~ ~~Responsibility: TLMA~~	Resources: General Fund Responsible Agency: EDA/ Housing Authority Executive Office/TLMA Time Frame: Establish a meeting with County's legislative advocates to ascertain the existing impact and proposed legislation.	~~The County encourages developers to accommodate persons with disabilities. The County is in the process of amending Ordinance 348 (Zoning Ordinance) to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities. This will be completed by Spring 2016.~~The County continues to participate in WRCOG, CVAG, and SCAG meetings with consideration given to personnel resources available for such meetings and if the topic(s) of the meetings relate to county priorities. It should be noted that the primary focus of WRCOG and CVAG meetings is on city government matters. However, the County does undertake expansive coordination with SCAG and these agencies in the allocation of RHNA numbers for the production of dwelling units, including affordable housing, in the respective jurisdictions and the region as a whole. Meetings to address the implications of new legislation are conducted as bills are proposed and signed at least annually, and more frequently as needed to address impacts on the County.	Continue.~~Modify. Combine with action 3.3b.~~
~~Action 2.1a: Advertise and promote the availability of funds for the rehabilitation of single family and mobile home dwelling units through the CDBG Minor and Enhanced Senior Home Repair Program and the two components of the Housing Rehabilitation Program: the RDA Set-Aside funded RHRP in unincorporated County and the CDBG funded CHRP in incorporated cities. Continue to distribute informational materials throughout redevelopment target areas.~~ ~~Timing: Procedures are established and will continue~~ ~~Responsibility: EDA/RDA~~	~~Housing Rehabilitation Program (RHRP and CHRP), Minor and Enhanced Senior Home Repair Program~~ Resources: General Fund Responsible Agency: EDA/TLMA Time Frame: Annually in April.	~~The County advertised and promoted the available programs via the County's website. Under MHTL, MHPL, and AGHL, 774 units were constructed countywide and 767 were constructed within unincorporated areas of the county. These programs are now discontinued due to the elimination of redevelopment in California by operation of law on February 1, 2012. Other sources of funding are being sought to fulfill construction for the MHTL program in 2014.~~The annual report on the County's housing programs is being undertaken concurrent with this mid-cycle update of the Housing Element.	~~Modify and continue.~~Continue.

Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
4.3a: Review the Housing Element on an annual basis to determine the effectiveness of the programs in achieving the County's housing goals and objectives. The County will provide the annual report to the Board of Supervisors as to the effectiveness of the Housing Element. A copy of this report will be sent to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).			
~~Action 2.1b: Advertise and promote the availability of funds administered by the County for the rehabilitation of multi-family units using HOME, CDBG Housing Loan Fund, and Redevelopment Set-Aside funds, as well as the HCD Multifamily Housing Loan Program available to developers through the State. Continue to distribute informational materials throughout redevelopment target areas.~~ ~~Timing: Procedures are established and will continue~~ ~~Responsibility: EDA/RDA~~5.1a: Continue to promote and support energy efficiency in new construction by encouraging developers to utilize available energy programs through the local utility providers and once adopted, to be consistent with the County's Climate Action Plan.	~~HOME, CDBG Housing Loan Fund, HCD Multifamily Housing Loan Program.~~ Resources: Energy Efficiency Block Grant (EECBG) funded by the Department of Energy (DOE). Responsible Agency: TLMA/Building and Safety Time Frame: Implement Climate Action Plan that will include incentives for production of renewable energy resources and greater efficiencies than Title 24. Ongoing as projects are processed through the Planning Department.	~~The County advertised and promoted the available programs via the County's website. The County advertises HOME funds on the website. Currently there is no funding available. As funding becomes available, the County will post NOFAs in the paper.~~ All developers comply with the County's building codes which are based on Title 24 of the California Code of Regulations, also known as the Building Standards Code and the energy efficiency requirements contained therein. The County does not impose separate or different requirements. The County amended its General Plan by adopting a Climate Action Plan on December 8, 2015.	Continue.~~Modify. Combine with action 2.1a.~~
~~Action 2.1c: Continue to utilize the Mobile Home Park Assistance Loan Fund and Mobile Home Tenant Assistance Loan programs for the rehabilitation of mobile homes in the~~ 5.1b: The Department of Community Action shall continue to operate the LIHEAP and Home Weatherization programs to reduce maintenance and energy costs for households with low incomes and increase efforts to inform the public about available	~~Mobile Home Park Assistance Loan Fund, Mobile Home Tenant Assistance Loan Program, Agricultural Housing Loan Program.~~ ~~888 units were quantified for construction during the planning period.~~Resources: California Conservation Corp.,	~~Under MHTL, MHPL, and AGHL, 774 units were constructed countywide and 767 were constructed within unincorporated areas of the county. These programs are no longer funded due to the elimination of redevelopment in California by operation of law on February 1, 2012. Other sources of funding such as state CalHOME will be utilized to fulfill construction of mobiles in place of the MHTL program.~~The County continued to provide assistance to conserve existing single family housing through weatherization	~~Modify. Combine with action 2.1a.~~Continue.

Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
energy conservation programs. ~~Coachella Valley, as well as the Agricultural Housing Loan Fund.~~ ~~Responsibility: EDA~~	DOE, state Department of Community Services and Development, WEEK, Emergency Contingency Funds Responsible Agency: DCA Time Frame: Ongoing.	programs using LIHEAP and DOE funds. Between 2013 and 2016, a total of 2296 dwelling units received such assistance.	
~~Action 2.1d: The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low and low income households~~ ~~Responsibility: *Housing Authority*~~	~~Meet or exceed the quantified objectives from last planning period utilizing this funding.~~	~~Capital fund financing program spent from January 1, 2006, to June 30, 2014, totaling $5,887,997.00~~ ~~Individual grant sums below:~~ ~~Grant 50106 - $743,669~~ ~~50107 - $722,576~~ ~~50108 - $762,625~~ ~~50109 - $760,695~~ ~~ARRA 50109S - $975,488~~ ~~Grant 50110 - $740,965~~ ~~50111 - $615,220~~ ~~50112 - $566,759~~ ~~Grant 50113 was not expended by June 30, 2014.~~	~~Continue.~~
~~Action 2.1e: Continue utilization of tax exempt private activity bonds for the financing of multi-family housing rehabilitation.~~ ~~Responsibility: EDA/Housing Authority~~	~~424 multi-family units were rehabilitated during previous period. Meet or exceed through current period.~~	~~102 multifamily units were newly constructed and financed by tax-exempt private activity bonds, but no multifamily units were rehabilitated and financed by tax-exempt private activity bonds.~~	~~Continue.~~
~~Action 2.1f: Research funding for historic preservation of structures, such as adoption of a Mills Act ordinance which would give property tax relief for rehabilitation of historic property, as well as grants for the identification of historic structures.~~ ~~Timing: Ongoing~~ ~~Responsibility: EDA~~	~~Inner Cities Venture Fund, National Preservation Loan Fund~~	~~Procedures have been updated.~~	~~Delete. This is not something the County does.~~
~~Action 2.1g: Continue to provide funding from the Redevelopment Agency and CDBG funded Housing~~	~~509 special needs units were quantified for~~	~~In total, 1,176 units were assisted under housing rehabilitation programs; 730 were RDA-funded for projects in the unincorporated areas of the county and 446 were CDBG-funded within~~	~~Continue.~~

Actions	Table H-1 Progress in Implementing Housing Goals and Actions January 1, 2006 to June 30, 2014Resources	Evaluation	Continue, Modify, or Delete
Rehabilitation Program to retrofit units to meet accessibility standards. Responsibility: EDA/Building and Safety Department	assistance/construction during the planning period.	participating cities. RDA funding is discontinued due to the elimination of redevelopment in California by operation of law on February 1, 2012, and CDBG funding is also discontinued due to federal budget cuts.	
Action 2.1h: Consider the adaptive reuse of small older motels to transitional housing facilities, emergency shelters or Single Resident Occupancy (SROS) in conjunction with qualified non-profit organizations. (Also see Policy 3.5, Action 3.5c.) In addition, the County will amend the Zoning Ordinance to define single-room occupancy units (SROs) and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit. Timing: Amend the Zoning Ordinance by December 2013. Responsibility: DPSS, TLMA, non-profits, EDA	Supportive Housing Program, Emergency Housing Assistance Program, HUD SRO Moderate Rehabilitation Program	No cases have resulted; however, program should continue and research should be continued. The County is in the process of amending Ordinance 348 (Zoning Ordinance) to define and permit SROs. This will be completed by the end of 2016.	Modify. Combine with action 3.5c.
Action 2.1i: Department of Community Action (DCA) shall continue to implement the Home Weatherization program to conserve existing single family housing through weatherization and/or rehabilitation. Timing: Ongoing Responsibility: DCA	County HOME Weatherization Program, County Low Income Home Efficiency Assistance Program As part of an ongoing program, target 1,600 households in the incorporated portion of the County and 800 households in the unincorporated County.	There were approximately 683 households assisted through the Weatherization Program in 2014.	Continue.
Action 2.2a: Continue to utilize RDA Set-Aside funding to eliminate conditions of blight, rehabilitate affordable units within the project areas, expand housing opportunities for low and moderate income households, and expand employment opportunities in selected target areas. Timing: Ongoing Responsibility: EDA/RDA	Quantified objectives are included herein from RDA Set-Asides. 115 single-family units and 1,170 multi-family units are planned for construction.	Due to the elimination of redevelopment in California by operation of law as of February 1, 2012, this program will not be continued.	Delete.
Action 2.2b: Ensure that currently sound housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program	Code Enforcement Ordinance No. 457	There were 152 substandard housing cases opened in 2014.	Continue.

Actions	~~Table H-1~~ ~~Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
~~per Ordinance No. 457 to eliminate substandard conditions in residential units and continue inspections and permitting for the maintenance, use and occupancy of mobile home parks.~~ ~~Timing: Code Enforcement procedures, including a new case tracking system, has been upgraded and is on-line since 2009.~~ ~~Responsibility: Building and Safety Department/ Department of Environmental Health~~	~~Code Enforcement prioritizes safe and sound housing opportunities and maintenance of the County's existing housing stock. Priority permitting, including by not limited to, Fast Track Authorization is offered to residential code actions.~~		
~~Action 2.2c: Maintain and improve community facilities, and infrastructure in sound condition utilizing available CDBG and RDA Set-Aside funds.~~ ~~Responsibility: EDA/RDA~~	~~Redevelopment 5-Year Implementation Plan, Consolidated Plan~~ ~~328 beds within community facilities have been established with associated upgrades. Meet or exceed previous objectives.~~	~~Due to the elimination of redevelopment in California by operation of law as of February 1, 2012, this program will be continued by the Economic Development Agency (EDA) through the Consolidated Plan.~~	~~Delete.~~
~~Action 2.2c: (numbering is off due to revisions) Continue and enhance outreach efforts to educate and inform communities about available rehabilitation programs through presentations at community service organizations (PTA, Kiwanis); brochures; and presentations at community facilities such as medical facilities, county government offices, and one-stop processing centers within participating jurisdictions.~~		~~Due to the lack of resources, the County has not yet met with service organizations to evaluate and revise outreach policies.~~	~~Continue~~
~~Action 2.2d: Continue and enhance outreach efforts to educate and inform communities about available rehabilitation programs through: presentations at community service organizations (PTA, Kiwanis); brochures, as well as presentations at community facilities such as medical facilities, county government offices and one-stop processing centers within participating jurisdictions.~~	~~Outreach is coordinated through RDA staff.~~	~~Due to the elimination of redevelopment in California by operation of law as of February 1, 2012, this program will be continued when the County has funding for rehabilitation programs. Information is provided at the senior center and community meetings are held as funding is available.~~	~~Delete.~~

Actions	Table H-1 Progress in Implementing Housing Goals and Actions January 1, 2006 to June 30, 2014Resources	Evaluation	Continue, Modify, or Delete
Timing: Establish quarterly meetings with service organizations to evaluate and revise, if necessary, outreach policies. Responsibility: EDA/DCA			
Action 2.2e: EDA shall continue to work with each cooperating city so that each city can assume its fair share responsibility for rehabilitation of existing housing. Timing: Establish an annual reporting of fair share contributions. Responsibility: EDA	EDA Staff meets regularly with Cities as they update their Housing Element	Due to lack of resources, reporting has not been completed.	Delete.
Action 2.2f: Environmental Health shall continue to respond to household sanitation complaints in respect to Ordinance No. 650 and No. 657. Timing: Programs are successful and will continue. Responsibility: Environmental Health Department	Ordinance No. 650 and No. 657 are implemented by Environmental Health Staff on a case-by-case basis	Environmental Health responds as necessary to household sanitation complaints.	Continue.
Action 2.2g: HCD shall continue to implement the employee housing (farm labor camp) enforcement program. Timing: Ongoing. Responsibility: HCD	HCD Employee Housing Enforcement Program	HCD continues to implement the employee housing (farm labor camp) enforcement program.	Delete.
Action 2.3a: Conserve existing affordable mobile home housing stock, utilizing the Mobile Home Park Loan Fund and Mobile Home Tenant Assistance Loan programs funded by CDBG, as well as the Agricultural Housing Assistance Fund which provides financial aid in the form of an at or below market interest rate loan up to $75,000 to bring existing agricultural facilities up to code. Timing: See Policy 2.1.C Responsibility: EDA/RDA	Mobile Home Tenant Assistance Program, Mobile Home Park Assistance Loan Program, Agricultural Housing Assistance Loan Fund	Currently there is no funding available but the County is looking at other funding sources – private financing through County intervention to fund infrastructure repairs.	Modify.
Action 2.3b: Consolidate the Mobile Home Tenant Assistance Grant program with the Mobile Home Tenant Assistance Loan program and increase the maximum loan amount to $35,000 per unit to accommodate replacement of existing substandard units.	Mobile Home Tenant Assistance Loan program 500 units were rehabilitated during the previous planning	Under MHTL, MHPL and AGHL, 774 units were constructed countywide and 767 were constructed within unincorporated areas of the county. These programs are no longer funded due to the elimination of redevelopment in California by operation of law on February 1, 2012. Other sources of funding such as state	Delete.

Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
~~Responsibility: EDA~~	~~period. 357 units are programmed for current period.~~	~~CalHOME will be utilized to fulfill construction of mobiles in place of the MHTL program.~~	
~~Action 2.3c: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.~~ ~~Timing: Establish annual reporting on policy with quarterly meeting schedule of stakeholders.~~ ~~Responsibility: EDA~~	~~Bilingual outreach programs are in process and coordinated by RDA staff with assistance from non-profits, service organizations, and community volunteers~~	~~This program is complete and in the ongoing and monitoring stage. Materials are communicated on an "as requested" basis through the Desert Alliance for Community Empowerment (DACE) office in Coachella.~~	~~Continue.~~
~~Action 2.4a: Ensure that affordable housing assisted with public funds remains affordable for the required time period through maintenance of an inventory of assisted units with monitoring of expiration dates on an annual basis. Public and private projects, utilizing such public funds, are required to record covenants on property title for a period of 55 years.~~ ~~Timing: Establish an annual review of existing covenants and update as necessary.~~ ~~Responsibility: EDA/Housing Authority/RDA~~		~~No units have been acquired or preserved for low- and moderate-income households. Monitoring will continue on an ongoing basis.~~	~~Modify. Combine with actions 2.4a and 2.4b.~~
~~Action 2.4b: Place a priority on providing financial assistance, where feasible, to preserve federal or state assisted, bond financed, density bonus, RDA assisted or other types of affordable units at risk of conversion to market rate during the planning period through purchase of the units by a nonprofit organization, assisting with low or no interest loans for rehabilitation, bond refinancing, and referral to other federal or local sources of below market financing.~~ ~~Timing: Ongoing~~ ~~Responsibility: EDA~~		~~No projects or units have been found to be at risk. Monitoring will continue on an ongoing basis.~~	~~Delete. Combine with action 2.4a.~~
~~Action 2.4c: Assist non-profit and for profit organizations with the acquisition and preservation of assisted single family and multi- family units affordable to low and moderate income households.~~ ~~Timing: Ongoing~~	~~1,681 units were preserved during previous period. Meet or exceed previous goal.~~	~~The Economic Development Agency (EDA) entered into a HOME loan agreement with a nonprofit developer to acquire and rehabilitate 3 and 4-plex properties (Orange Blossom Apartments) in 2014. Unfortunately, the agreement self-terminated due to the failure to acquire property. In addition, EDA partnered with nonprofit and for-profit developers and provided NSP funds for the~~	~~Delete. Combine with action 2.4a.~~

Actions	Table H-1 Progress in Implementing Housing Goals and Actions January 1, 2006 to June 30, 2014Resources	Evaluation	Continue, Modify, or Delete
Responsibility: EDA/RDA		acquisition, rehabilitation, and resale of nine foreclosed homes. Unfortunately, these are not in the unincorporated areas of the county	
Action 2.4d: The County Housing Authority shall continue to work with HUD, private management companies, non-profit organizations, and participating cities, as applicable, to maintain subsidized projects. Timing: Annual reporting and ongoing Responsibility: Housing Authority/EDA	268 beds were created during the previous period.	The EDA and Housing Authority monitor a Countywide portfolio of 112 projects for compliance consisting of a total of 6,241 units in which 2,987 are income-restricted by the County; 45 of the projects are located within unincorporated areas of the county and consist of a total of 2,273 units in which 1,686 are income-restricted.	Continue.
Action 2.4e: Continue to require maintenance of newly provided affordable housing projects through affordability covenants with the project proponent and the RDA, EDA or Housing Authority. Conditions of Approval provide for the establishment of these requirements. In the case of public projects, covenants are recorded on the subject title. Timing: Ongoing as projects come forward. Responsibility: RDA/EDA/ Housing Authority	See Implementing Program for Policy 2.4a	Action is implemented on an ongoing basis as projects come forward.	Delete.
Action 2.4f: Develop strategies to maintain affordability of 63 identified at-risk units scheduled to expire in 2018. All practical and legitimate programs for maintaining affordability should be examined. Timing: Have strategies identified and in place by 2014 to be included in next Housing Element update. Responsibility: EDA	Preserve affordability of 63 potentially at-risk units.	The Economic Development Agency (EDA) and Housing Authority conduct annual compliance monitoring site visits and file audits as part of ongoing compliance requirements enforced by loan agreements. Many multifamily projects have additional affordability restrictions due to other funding sources, such as tax credits or HCD funding. Pursuant to HOME regulations, risk assessment procedures will be required for projects going forward, which have already been implemented by the County.	Modify. Combine with action 2.4a.
Action 3.1a: Continue to utilize the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1. Audits of lending institutions and rental establishments 2. Education and training of County staff 3. Education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers and residents in emergency shelters and transitional housing facilities. EDA staff coordinates with the Fair Housing Council and monitors	The Fair Housing Council provides services to both Cities and Counties.	The Economic Development Agency (EDA) staff coordinates with the Fair Housing Council and monitors its work program. Funding is proposed to continue to establish existing efforts.	Continue.

Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
~~their work program. Funding is proposed to continue to establish existing efforts.~~ ~~Timing: Ongoing~~ ~~Responsibility: Fair Housing Council/EDA/ Housing Authority~~			
~~Action 3.1b: Update the 2003 Fair Housing Impediments Study~~ ~~Timing: 2011~~ ~~Responsibility: EDA/Fair Housing Council~~		~~The County undated its Analysis of Impediments to Fair Housing Choice in 2009 and 2014. The next update will be completed in 2019.~~	~~Continue.~~
~~Action 3.1d: Provide financial assistance from CDBG to fair housing (See also 3.2b). EDA/RDA Staff regularly coordinates and monitors work programs of the Fair Housing Council, including, but not limited to First Time Home Buying programs.~~ ~~Timing: Ongoing~~ ~~Responsibility: EDA~~	~~CDBG Funds are transferred via EDA/RDA staff~~	~~The County provides annual financial assistance from CDBG to fair housing. The County works closely with fair housing and helps with outreach on the First Time Home Buyer (FTHB) program.~~	~~Continue.~~
~~Action 3.2a: EDA shall continue to provide education and training for mortgage lenders applying for certification or re-certification to participate in the First Time Home Buyers Down Payment Assistance Program.~~ ~~Timing: DA staff regularly reports graduates of training programs. No specific target has been established.~~ ~~Responsibility: EDA~~	~~EDA staff regularly reports graduates of training programs. No specific target has been established.~~	~~The First Time Home Buyer (FTHB) program is still being funded and implemented, but funding is limited due to federal budget cuts. The County conducted six lender trainings in 2014.~~	~~Modify. Combine with action 3.2a.~~
~~Action 3.2b: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English (See also 3.1d). EDA/RDA Staff regularly coordinates and monitors work programs of the Fair Housing Council, including, but not limited to First Time Home Buying programs.~~ ~~Timing: Ongoing~~ ~~Responsibility: Fair Housing Council/EDA~~	~~First Time Homebuyers Down Payment Assistance Program~~	~~The Housing Authority of the County of Riverside (under the Economic Development Agency (EDA)) contracted with the Fair Housing Council to provide education and outreach services to the public.~~	~~Delete.~~ ~~Combine with action 3.2a~~
~~Action 3.3a: Continue to facilitate coordination between the County, participating jurisdictions, non-profit agencies~~	~~Units produced have been detailed within the Housing~~	~~Units produced have been detailed within the Housing Element.~~	~~Delete.~~

Actions	Table H-1 Progress in Implementing Housing Goals and Actions January 1, 2006 to June 30, 2014Resources	Evaluation	Continue, Modify, or Delete
and community groups to implement food programs, emergency shelters and homeless assistance programs, including the Supportive Housing Program, the Shelter Plus Care Program and the Emergency Housing Assistance Program. Coordination continues to occur between EDA/RDA staff and community groups. Timing: Units produced have been detailed within the Housing Element. Responsibility: DPSS	Element. Supportive Housing Program, Shelter Plus Care, Emergency Housing Assistance Program.		
Action 3.3b: Ensure that persons with disabilities have increased access/placement in residential units rehabilitated or constructed through County programs. Continue to cooperate with non-profit agencies that provide placement or referral services for persons with disabilities. The County will amend Ordinance 348 to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities. Timing: Implement ordinance by 2014. Develop a reasonable accommodation procedure by December 2013. Responsibility: Shared Housing, a Riverside Experience (SHARE), Housing Authority, Non- profits and Community Access Center, DPSS	The provision of an affordable housing ordinance will establish standards for special needs.	The County will have a reasonable accommodation procedure in place by summer 2016. In order to receive federal funding under the Home Investment Partnership Act (HOME) program, Riverside County Economic Development Agency (EDA) is required to meet housing accessibility requirements at 24 CFR Part 8, implementing Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). The design and construction of multi-family dwellings as defined at 24 CFR 100.201 must comply with the requirements set forth in 24 CFR 100.205 implementing the Fair Housing Act. For new construction of multi-family projects, 5% of the units restricted by HOME (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional 2% of the units restricted HOME (but not less than one unit) must be accessible to individuals with sensory impairments. Dwelling units designed and constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) will be deemed to comply with the Section 504 regulation. The Department of Mental Health has contributed to the development and construction of housing for persons with disabilities. Helping the elderly and people with disabilities live independently in a healthy, safe environment remains the focus and mission of the Riverside County IHSS Public Authority.	Modify. Combine with action 1.7e.
Action 3.3c: Increase housing choice for persons with disabilities through retrofit of existing housing and the continued enforcement of ADA requirements. Provide information to Community Access and County staff for dissemination and public outreach.	Through the establishment of a new affordability ordinance coupled with a GIS analysis to establish the best location for special need housing choices	The County is in the process of amending Ordinance 348 (Zoning Ordinance) to develop a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.	Delete.

Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
~~Timing: Implement ordinance by 2014.~~ ~~Responsibility: Community Access/ Building and Safety~~		~~This will be completed by Spring 2016.~~	
~~Action 3.3d: The Housing Authority shall continue to work in cooperation with local organizations that provide referral and support services to persons with disabilities.~~ ~~Timing: Establish quarterly reporting by the Housing Authority in their coordination and outreach to special needs communities.~~ ~~Responsibility: Housing Authority, DPSS~~		~~The Housing Authority continues to work with local organizations to provide targeted outreach to persons with disabilities. Specifically, the Housing Authority has fostered relationships and partnerships with Fair Housing Council of Riverside County, Community Access Center, local HIV providers, the VA Loma Linda, the Department of Public Social Services' CARE Team, and the Riverside County Office on Aging to provide housing information and support for persons with disabilities. Quarterly reports have not been provided but can be completed once a template is provided by the Transportation and Land Management Agency (TLMA).~~	~~Modify. Combine with action 3.3h.~~
~~Action 3.3e: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program previously known as Section 8 Rental Assistance Program).~~ ~~Timing: Establish a reporting mechanism to track rental certificates.~~ ~~Responsibility: Housing Authority~~	~~Mainstream Housing Opportunities for Persons with Disabilities program/ Housing Choice Voucher Program (previously known as Section 8 Rental Assistance Program)~~	~~The Housing Authority continues to prioritize housing for persons with disabilities within the wait list preference system of the Section 8 and Public Housing programs. Since 2013, over half of all households assisted through the Section 8 program are elderly and/or disabled households. The County assisted approximately 8,124 recipients with the HCV program in 2014.~~	~~Continue.~~
~~Action 3.3f: Continue to refer eligible participants to the SHARE Program.~~ ~~Responsibility: DPSS~~	~~The Department of Public Social Services provides education and management of the SHARE Program.~~ ~~870 units have been provided under this program under the previous period. Set goal to meet or exceed program through DPSS~~	~~This program is complete and is addressed as part of the SHARE program outreach and will not be continued.~~	~~Delete.~~
~~Action 3.3g: The Department of Public Social Services will continue to administer homeless programs and services, and seek provision of additional emergency shelter, transitional and permanent supportive housing facilities in cooperation with non-profit organizations and homeless service providers. (See also 1.5e and 1.5f)~~	~~The Department of Public Social Services provides Supportive Housing Program, Shelter Plus Care, Emergency Housing Assistance Program and FEMA programs.~~	~~Implementation of this action is ongoing. Addressed as part of other action items.~~	~~Delete.~~

Actions	Table H-1 Progress in Implementing Housing Goals and Actions January 1, 2006 to June 30, 2014Resources	Evaluation	Continue, Modify, or Delete
Timing: Continue. DPSS will focus on development of permanent supportive housing units. Responsibility: DPSS			
Action 3.3h: Continue to utilize the following programs to assist special needs households: 1. Housing Choice Voucher Program (Section 8 Certificates) 2. Family Unification Program 3. Family Self Sufficiency Program 4. Housing Opportunities for Persons with AIDS (HOPWA) 5. Veteran's Affairs Supportive Housing Program (VASH) 6. Foster Care Youth Program 7. Tenant Based Rental Assistance Program. Timing: Ongoing Responsibility: Housing Authority, EDA, DPSS	7,255 Section 8 vouchers were issued on an annual basis between 1998 – 2005 within incorporated cities and 570 annually within the unincorporated county. Program will continue as funding is obtained.	The Housing Authority continues to operate and expand its special needs housing programs. As of 2014, these programs consisted of the following: 1. Housing Choice Voucher Program (Section 8 Certificates). Through the HCV program, the County subsidized an average of 8,100 low-income households on a monthly basis. 2. Family Unification Program. The FUP assisted 109 households. 3. Family Self Sufficiency Program. The FSS program served 522 participants in 2014. Eight families graduated this past year and therefore no longer required rental assistance. Of the eight graduates, two have purchased their own homes. 4. Housing Opportunities for Persons with AIDS. The HOPWA program provided assistance to 460 individuals. 5. Veteran's Affairs Supportive Housing Program. The VASH program provided 373 homeless veterans with monthly rental assistance. 6. Foster Care Youth Program. 9 youth were assisted. 7. Tenant Based Rental Assistance Program. 16 households were assisted under the Tenant Based Rental Assistance Program. 8. Rapid Rehousing and Homeless Prevention Program. 160 households received rapid rehousing and prevention assistance and 20 households received emergency shelter and rental assistance.	Delete. Combine with action 3.3d.
Action 3.3i: The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within Western and Eastern Riverside County, as funding is awarded. Services should be expanded to include western Riverside County during the planning period. Timing: Ongoing Responsibility: HUD	268 beds were provided as part of the Shelter Plus Care program during the last planning period (1998 – 2005). Current Planning period quantified objectives would be to meet or exceed this goal.	The Housing Authority has 135 rental vouchers for the Shelter Plus Care program. The majority of these rental certificates are earmarked for chronically homeless individuals. The service partnership has been expanded to include the Department of Mental Health, local HIV providers, the City of Riverside Homeless Access Center, and Operation SafeHouse.	Continue.

Actions	Table H-1 Progress in Implementing Housing Goals and Actions January 1, 2006 to June 30, 2014Resources	Evaluation	Continue, Modify, or Delete
Action 3.3j: Maintain 469 public housing units and assist 8,499 extremely low and very low income recipients per year with Housing Choice Vouchers (Section 8 rental assistance vouchers). Timing: Ongoing annually Responsibility: Housing Authority	Housing Choice Voucher Program (formerly, Section 8 Rental Housing Assistance). Program has been quantified within the Housing Element and will be maintained.	The Housing Authority maintained 469 units of public housing (179 of which are located in the unincorporated areas of the county), 76 units of farm worker housing, and 8,523 Housing Choice Vouchers (Section 8).	Continue.
Action 3.3k: DPSS shall continue to work with non-profit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance. Timing: In March 2011, the County adopted Emergency Shelter provisions as part of Ordinance 348 in compliance with SB 2. As a result, a tracking mechanism will be established to report emergency shelter facilities constructed under these provisions. Responsibility: DPSS	Supportive Housing Program, Emergency Shelter Program, and Shelter Plus Care	In March 2011, the County adopted emergency shelter provisions as part of Ordinance 348 in compliance with SB 2. As a result, a tracking mechanism will be established to report emergency shelter facilities constructed under these provisions.	Continue.
Action 3.3l: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds. Timing: 2009 Responsibility: DPSS	Supportive Housing program, Shelter Plus Care	The County continues to support legislation as the opportunity arises. Implementation of this action is ongoing.	Continue.
Action 3.3m: The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the consumer price index (CPI). Timing: As the last amendment of Ord. 760 was 9/17/1996, during the Planning period, review of the effectiveness of Ord. 760 and proposed amendments is necessary Responsibility: County Executive Office	Mobile Home Rent Stabilization Ordinance No. 760	Rent stabilization issues related to permitted mobile home parks occur infrequently. Covenants in place related to allowed rent often preclude issues from arising which would trigger implementation of the ordinance. The County continues to implement this ordinance when issues do arise. This action is ongoing and will be continued.	Continue.
Action 3.4b: Continue to implement the Mortgage Credit Certificate Program (MCC) for low to moderate income homeowners. Timing: Ongoing	750 units were assisted through the MCC. Set goal to meet or exceed this previous planning objective.	Between 2006 and 2013, the County assisted 541 homeowners countywide through the MCC program, and 108 of the homeowners were assisted within unincorporated areas of the county. The County assisted an additional 85 households in 2014.	Continue.

Actions	Table H-1 Progress in Implementing Housing Goals and Actions January 1, 2006 to June 30, 2014Resources	Evaluation	Continue, Modify, or Delete
Responsibility: EDA			
Action 3.4d: Continue to provide down payment assistance and closing cost assistance to low income first time homebuyers through the First Time Homebuyers Program. Timing: Ongoing Responsibility: EDA	500 units were assisted during the previous planning period. 81 units were assisted from 2006 – 2008. Set goal to meet or exceed previous periods results	Between 2006 and 2013, the County assisted 224 first-time homebuyers throughout the county through the FTHB program; 68 of the first-time homebuyers were assisted within unincorporated areas of the county. The County assisted an additional 9 households in 2014.	Continue.
Action 3.4e: Continue to participate as an associate member of the Riverside San Bernardino Housing and Finance Agency Lease Purchase Program. Timing: Ongoing Responsibility: EDA	25 units were assisted during the last period (1998 – 2005). Set goal to meet or exceed previous periods results	The Riverside-San Bernardino Housing and Finance Agency Lease Purchase Program was dissolved and this program is no longer applicable and will not be continued.	Delete.
Action 3.4f: Investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low and moderate income households. Timing: Implement program approved by the Board of Supervisors on November 25, 2008. Responsibility: EDA		Implementation of this action did not occur during the foreclosure crisis. The foreclosure crisis has ended and this action is no longer appropriate and will not be continued.	Delete.
Action 3.4g: The Housing Authority implemented the Mortgage Voucher Assistance Program in April 2008. This program enables lower income households to use their Section 8 vouchers for home purchases. The Housing Authority will continue to market and find current Section 8 households who are renters and work with them to transition to homeownership until the program reaches capacity. Timing: Ongoing Responsibility: Housing Authority	Housing Choice Voucher Program	Since January 1, 2006, 16 households have used their Section 8 vouchers for home purchases. The Housing Authority continues to issue Section 8 vouchers. The County did not assist any households interested in transitioning from renters to homeowners.	Delete. Funding and resources are not available.
Action 3.5a: Work with public or private sponsors to encourage acquisition/ rehabilitation of existing multi-family units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.	HUD Assisted Living Conversion Program for Eligible MF Projects 243 multi-family, senior restricted units, were produced during the last planning period.	The Economic Development Agency (EDA) and Housing Authority continue to work with developers to identify housing for acquisition and rehabilitation for senior housing. Projects must meet amenity requirements for conversion to senior housing. At this time no projects or units have been acquired, rehabilitated, and converted for senior housing.	Continue.

Actions	~~Table H-1 Progress in~~ Implementing ~~Housing Goals and Actions January 1, 2006 to June 30, 2014~~Resources	Evaluation	Continue, Modify, or Delete
~~Timing: 2006-2014~~ ~~Responsibility: EDA/RDA~~	~~(1998 – 2005). 503 multi-family, senior, units are programmed for the current planning period.~~		
~~Action 3.5b: Assist eligible non-profit buyers in acquiring market rate apartments in exchange for reservation of a portion of the units to be made available at rents affordable to low and moderate income households.~~ ~~Timing: 2006-2014~~ ~~Responsibility: EDA/RDA~~	~~20,356, market rate units, were provided under the previous planning period. Set goal to meet or exceed previous periods results.~~	~~The Economic Development Agency (EDA) and Housing Authority continue to work with nonprofit developers to identify market rate housing in exchange for reservation of a portion of the units to be made available at rents affordable to low and moderate income households. At this time no projects or units have been acquired.~~	~~Delete.~~ ~~Combine with new program to evaluate housing units at risk of converting to market rate.~~
~~Action 3.5c: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters or SROs in conjunction with qualified non-profit organizations. The Department of Social Services shall work with participating jurisdictions when requested. (Also see Policy 2.1, Action2.1h.)~~ ~~Timing: Ongoing~~ ~~Responsibility: DPSS, Non-profits~~	~~Supportive Housing Program, HUD SRO Moderate Rehabilitation Program~~	~~No conversions occurred during the planning period. The County will continue to implement this program as opportunities arise.~~	~~Continue.~~
~~Action 4.1a: Revise Countywide Development Mitigation Fees.~~ ~~Timing: Ordinance No. 659 is reviewed on an annual basis with the last amendment approved on 08/10/10. Updates are provided as needed. Development Mitigation Fees provide exemptions for special needs and publicly subsidized affordable housing projects. Annual reviews will continue to analyze and evaluate the effectiveness of this ordinance.~~ ~~Responsibility: County Counsel/TLMA~~	~~Ordinance No. 659.13 amended on 10/23/13.~~	~~A review of the Countywide Development Mitigation Fees is under way which will result in an updated nexus study.~~	~~Modify. Revise program to review fees on an annual basis.~~
~~Action 4.2a: Maintain an inventory of County owned lands with potential for low and moderate income housing.~~ ~~Timing: Establish an annual review of all County owned sites and evaluate with EDA/RDA staff for potential scoring for affordable housing siting. To date, no existing.~~	~~County GIS and Facilities Management~~	~~Action has been implemented throughout the planning period and will be continued.~~	~~Modify. Combine with action 1.2e.~~

non-affordable housing sites have been converted to such uses. Responsibility: TLMA/GIS Section			
Action 4.2b: Update the land use inventory on a continual basis Timing: Annually Responsibility: TLMA/RCIT GIS	Housing Element Maintenance	This action has been implemented and is ongoing.	Modify. Combine with action 1.2e.
Action 4.2c: Identify and map areas of the County where urban infill is appropriate Timing: Annually Responsibility: TLMA/RCIT GIS	Housing Element Maintenance	This action has been implemented and is ongoing.	Modify. Combine with action 1.2e.
Action 4.2d: Encourage the developer to provide current market analysis to determine supply and demand for special needs affordable housing projects as part of the application for County assistance. The establishment of an affordable housing ordinance will provide additional incentives that will compliment the County's R-6 zone, State Law, and Density Bonus provisions. Timing: Implement by 2014. Responsibility: EDA		It is County policy to provide this analysis for projects over 100 units. This approach has been implemented and is ongoing.	Modify and continue.
Action 4.2e: Develop program for tracking and categorizing affordable units provided through the County's development review process. Maintain data base of new affordable housing provided. Timing: Develop tracking program and have in place by 2013. Responsibility: TLMA	Development review process	The Economic Development Agency (EDA) has a program for tracking and categorizing affordable units.	Delete. Will be completed as part of the annual review of the sites inventory.
Action 4.2f: Evaluate the affordability via interest rates, underwriting issues, cost per unit Timing: Update annually Responsibility: EDA		For the County's HOME program, affordability is evaluated at the time the application is received for review and must meet all HOME regulations prior to funding agreement.	Delete.
Action 4.2g: Determine strategies for specified needs: • Dispersed (County-wide) versus target areas • Level of assistance (RDA induced or developer induced) • Non-profit versus for profit developers • Competitive application/RFP process first come, first served • Types	Housing Element Maintenance	This action has not been completed and will be developed as part of the Affordable Housing Ordinance.	Delete

of housing - seniors, farm workers, special needs, assisted living, multi-family, single family, mixed-use, transit oriented developments, etc • Market group - small family, large family, persons with disabilities, farm workers, etc. • Type of program - rehabilitation, new construction, rental housing, owner- occupied, acquisition of existing housing, etc. • Fee reductions, waivers or other incentives • Services such as child care Timing: These policies include provisions that have been previously quantified. The establishment of strategies for specific needs will be completed by the completion of the current planning period (2014). Responsibility: EDA/RDA/ TLMA			
Action 4.2h: Map the location of affordable projects developed by the County. Timing: Maps will be completed by end of planning period (2014) and updated annually. Responsibility: EDA/TLMA	Program will be implemented as part of policy 4.2B and 4.2C	A map of affordable projects is provided on the County's website.	Delete.
Action 4.3a: Ensure that redevelopment revitalization plans include provisions for new affordable housing, where feasible Timing: RDA Sub-Area plans are reviewed and updated in accordance with State Law. The inclusionary aspects of new affordable housing are currently included in the work effort. Responsibility: EDA/RDA	Redevelopment Sub-Area Master Plans	This action will not be continued due to the dissolution of the redevelopment agency.	Delete.
Action 4.3b: Identify and summarize housing requirements and obligations annually (e.g. RDA inclusionary and replacement housing, implementation plans, housing production plans, new regulations and legislative mandates) Timing: Annual review is currently included in RDA work programs and updated in accordance with State Law. Responsibility: RDA/EDA	Redevelopment Sub-Area Master Plans	This action will not be continued due to the dissolution of the redevelopment agency.	Delete.
Action 4.3c: Identify programs of greatest use based on community needs, potential funding, available resources; prioritize programs based on funding sources such as grants, deferred/amortized loans, land write downs, loan guarantees, rental assistance, etc. Timing: These policies include provisions that have been previously quantified. The establishment of community	Redevelopment Sub-Area Master Plans	This action has been implemented.	Delete.

needs, potential funding, and available resources will be completed by the completion of the current planning period (2014). Responsibility: RDA/EDA			
Action 4.3d: Propose and advocate legislative efforts to promote jobs/housing balance. Participate in sub regional (WRCOG and CVAG) and regional (SCAG) agency meetings to establish housing goals beyond County lines and ensure that regional plans are consistent with County policies and goals. Prepare legislative proposals as necessary. Timing: Establish a quarterly meeting schedule with County's legislative advocates to ascertain the impact existing and proposed legislation, including, but not limited to SB 375. EDA and Planning Staff shall provide a report on the County's legislative platform with respect to affordable housing and Housing Element legislation. Responsibility: RDA/EDA/ County Counsel	Supportive Housing Program	This action has been implemented at the councils of government level and will be continued.	Modify. Combine with action 4.3h.
Action 4.3e: Implement the County's new economic development strategy which utilizes both public and private sector financing to stimulate economic development utilizing CDBG funding. Timing: The County's economic development strategy will be refined and implementation will be completed by 2014. Responsibility: EDA	EDA Workforce Development Program	A primary objective for the County is commercial rehabilitation assistance and infrastructure improvements in designated commercial corridors identified by the County as low- and moderate-income areas. The County has implemented an economic development strategic plan that utilizes a combination of public and private sector financing to stimulate economic development through the following: The acquisition, construction, reconstruction, rehabilitation, or installation of commercial or industrial buildings or real property. The provision of assistance (such as loans, grants, and technical assistance) to private, nonprofit business. Micro-enterprise assistance to facilitate economic development, including financial support (such as grants and loans), technical assistance, and counseling.	Delete.
Action 4.3f: Train County staff to implement programs, perform assessments, and provide housing counseling and technical service and referral services. Timing: The County will establish training modules to provide training for outreach and implementation of Housing Element policies by the end of the Planning period. Responsibility: TLMA/EDA	Housing Element Maintenance	The Economic Development Agency (EDA) and Housing Authority send staff to training and workshops for implementation and administering of various programs. The agencies do not provide housing counseling or technical and referral services.	Delete.

Action 4.3g: Direct and assist regional and local agencies, private developers and non-profit agencies to facilitate the attainment of County housing goals. Responsibility: TLMA/EDA	Housing Element Maintenance County staff will establish outreach materials; include training on affordable housing incentives for private and non-profit agencies.	This action has been completed and implemented through Desert Alliance for Community Empowerment (DACE); outreach is ongoing.	Delete.
Action 4.3h: Seek changes in state policy to encourage the production of affordable housing such as construction defect litigation reform and additional low income tax credits. Timing: See Policy 4.3d Responsibility: EDA	Supportive Housing Program	The Economic Development Agency (EDA) and Housing Authority continue to seek changes in state and federal policies to encourage the production of affordable housing through the establishment of legislative platforms.	Delete. Combine with action 4.3d.
Action 4.3i: Require management plans for special needs affordable housing projects to reduce potential opposition. Timing: As part of the establishment of an affordable housing and rezoning program, design standards for special need communities will be established. Implementation will occur within the planning period (2014) Responsibility: EDA/RDA/TLMA Planning	Housing Element Maintenance	The County's Economic Development Agency (EDA) entered into a HOME loan agreement with Desert Alliance for Community Empowerment (DACE) for Los Vinedos, a mobile home park for farm workers.	Delete.
Action 4.3j: Maintain adequate staffing levels to correspond to size and complexity of housing projects Timing: Staffing levels to correspond to work load is a constant assessment of County staff. This program is ongoing through the planning period and will continue to the next planning period. Responsibility: All County Departments	Development Review Procedures for private projects.	The County maintains adequate staffing levels to correspond to size and complexity of housing projects.	Delete.
Action 4.3k: Seek changes in State policy to revise the 1986 Tax Reform Act, which removed private incentives to construct and own rental housing and therefore contributed to the decline of multifamily construction. Timing: See Policy 4.3d Responsibility: EDA	Housing Element Maintenance	The Economic Development Agency (EDA) and Housing Authority have not sought changes in state policy to revise the 1986 Tax Reform Act, which removed private incentives to construct and own rental housing which therefore contributed to the decline of multifamily construction.	Combine with action 4.3h.
Action 4.3l: Continue the Housing Review Committee Advisory Council to continue to develop solutions for farm worker housing and services. Farm worker housing and services are established through a number of programs and policies. In addition, an affordable housing ordinance will be implemented as previously referenced and		The Housing Review Committee Advisory Council provides regular reporting on its work programs. Farm worker housing and services are established through a number of programs and policies. In addition, an affordable housing ordinance is being considered, as previously referenced, and additional zones will be modified to authorize farm worker housing projects.	Modify. Combine with other farm worker programs.

additional zones will be modified to authorize farm worker housing projects. Timing: The Housing Review Committee Advisory Council provides regular reporting on its work programs. Responsibility: EDA/TLMA			
Action 4.3m: Establish reasonable numeric targets for housing production annually, by region, income category and type. Ensure that numeric targets are consistent between the HUD 5-Year Consolidated Plan, Housing Element, AB315 Housing Production Plan and RDA Implementation Plans. Timing: Numeric targets for housing production are established through the Housing Element. By the end of the Planning Period, the County will reconcile the Housing Element quantified goals, HUD 5-year Consolidated Plan, AB315 Housing Production Plan and RDA Implementation Plans. Responsibility: EDA/TLMA		Due to the elimination of redevelopment in California by operation of law as of February 1, 2012, RDA Implementation Plans have been eliminated along with AB 315 Housing Production Plan. The 5-Year Consolidated Plan continues as a requirement of federal HUD funding and was updated in 2014 for the 2015-2019 period. The Housing Element continues as well.	Delete.
Action 4.3n: Support changes in Redevelopment Law that increase home-ownership eligibility by raising affordability criteria and respective mortgage payment maximums. Timing: See Policy 4.3d Responsibility: EDA/TLMA		This action will not be continued due to the dissolution of the redevelopment agency.	Delete.
Action 4.3o: Support changes in Redevelopment Law that would allow expanded flexibility to use increment funds cooperatively across multiple jurisdictions to provide affordable housing outside of identified project areas. Timing: See Policy 4.3d Responsibility: EDA/TLMA	Housing Element Maintenance	This action will not be continued due to the dissolution of the redevelopment agency.	Delete.
Action 4.4a: Develop a standardized system of annually reporting and monitoring housing activities. Information to be standardized should include, but not be limited to: jurisdiction in which the project is located; level of income (based on HUD classifications) household size and type of household (based on HUD classifications); the program(s) utilized for assistance and funding source; the agency or department responsible for the program or project; the total number of units; and other relevant	Housing Element Maintenance This policy shall be included within the implementation of policy 4.3m.	The County keeps track of the risk assessment for each project and completes annual site visits to monitor its documentation.	Modify: The County will complete its required Annual Housing Report.

factors to be determined. The standardized system should be used for reporting in association with the Consolidated Annual Performance and Evaluation Report (CAPER), the Redevelopment Annual Housing Report, and the Housing Element Annual Housing Status Report. Responsibility: EDA/TLMA			
Action 4.4b: Monitor the expiration of affordability periods and assess replacement needs annually. Timing: Annually Responsibility: EDA/TLMA	Housing Element Maintenance This policy shall be included within the implementation of policy 4.3m.	This action is ongoing.	Modify. Combine with action 2.4a.
Action 4.5.a: Review the current housing and infrastructure expenditures and programs of the various departments and agencies in the County to determine where they are implemented geographically (i.e.: in unincorporated County or within incorporated cities) and develop strategies to target the resources where they will most benefit the County. Responsibility: EDA/TLMA	Housing Element Maintenance This policy shall be included within the implementation of policy 4.3m.	Due to the lack of funding, the Transportation and Land Management Agency (TLMA) was unable to assign staff to this task.	Modify. Combine with action 4.3m.
Action 4.5b: Identify and evaluate current and projected revenues such as general funds, federal and state entitlement, grants, housing bonds, set-asides, etc. Timing: See Policy 4.3d Responsibility: EDA/RDA/TLMA	Housing Element Maintenance	Funding balances for CDBG, HOME, and ESG are reported each year in the County's Consolidated Annual Performance Evaluation Report (CAPER) and former RDA balances are listed in the Recognized Obligation Payment Schedule.	Delete.
Action 4.5c: Evaluate financial resources for leveraging opportunities Timing: See Policy 4.3d Responsibility: EDA/RDA/TLMA	Housing Element Maintenance	Every multifamily project has some type of leveraging and it is evaluated as necessary.	Delete.
Action 4.5d: Determine the appropriateness of grants and loans. Develop and adopt grant policies that are consistent with housing goals. Timing: Establish a grant and loan policy by the end of the planning period. Responsibility: EDA/RDA/TLMA	Housing Element Maintenance	The County has not adopted grant policies but it does collaborate with other nonprofits. Improving the number of affordable units is in line with the County's mission.	Delete.
Action 4.5e: Establish a funding plan and timing of activities. Timing: See Policy 4.5e Responsibility: EDA/RDA/TLMA		Priorities are set as part of the County's action plan. The action plan is available on the website.	Delete.

Action 4.5f: Prioritize financial assistance based on housing needs (e.g. special needs, large families, mixed-use, multi-family, single family, number of units, or cost per unit) Timing: See Policy 4.3m Responsibility: EDA/RDA/TLMA		This program has been completed as part of the 2014-2019 consolidated plan and will not be continued.	Delete.
Action 4.5g: Target future financial resources to meet future housing obligations. Timing: See Policy 4.3m Responsibility: EDA, Housing Authority	Housing Element Maintenance	Ongoing. The Economic Development Agency (EDA) and Housing Authority continue to seek additional financial resources due to the elimination of redevelopment in California by operation of law as of February 1, 2012, and federal budget cuts to HOME and CDBG.	Delete.
Action 5.1a: Create incentives for energy conservation above and beyond the requirements of Title 24 by developing a sliding scale Fee Assistance Program. More energy measures = more fees waived. Responsibility: EDA/TLMA	Climate Action Plan (CAP) Develop a General Plan Energy Element that will include incentives for production of renewable energy resources and greater efficiencies than Title 24.	The CAP is being completed as part of the General Plan update 690 which is planned for final consideration December 2015. . A Public Review Draft was released on the County's website in March 2014.	Modify. Combine with actions 5.1c, 5.1d, and 5.1f.
Action 5.1b: The Department of Community Action shall continue to operate the LIHEAP and Home Weatherization programs to reduce maintenance and energy costs for households with low incomes and increase efforts to inform the public about available energy conservation programs. Timing: Ongoing. Responsibility: DCA	County Home Weatherization Program/County Low Income Home Efficiency Assistance Program, consumer education workshops	The Department of Community Action continues to operate the LIHEAP and Home Weatherization programs.	Continue.
Action 5.1c: Pursue grant funds for energy rehab costs and consumer education. Timing: Annually, or in response to NOFAs Responsibility: DCA		The Economic Development Agency (EDA) and Housing Authority continue to encourage developers to pursue grant funds for energy rehab costs and consumer education.	Modify. Combine with action 5.1a.
Action 5.1d: Utilize bidding procedures in County rehabilitation programs to incorporate energy conservation measures. Timing: Ongoing Responsibility: EDA	County Housing Rehabilitation Programs (Senior Home Repair, CHRP and RHRP)	This action has been implemented and is ongoing.	Modify. Combine with action 5.1a.
Action 5.1e: Promote level pay utility payments for the Housing Choice Voucher Program recipients (Section 8) Timing: Ongoing. Responsibility: Housing Authority	-	The Housing Authority analyzes utility usage countywide and annually revises utility allowance schedules on July 1. The utility allowance amounts are factored in the rent calculation when determining a participant's portion of rent. Each household is expected to pay 30 percent of its income toward rent and	Delete.

		utilities, and is allowed up to 40 percent at move-in. Portions can go up after move-in and a family may pay a higher percentage of rent if the gross rent of the unit is above the applicable payment standard amounts. Gross rent equals the contract rent plus the applicable utility allowance amounts. Payment standards are based on a percentage of HUD-determined Fair Market Rent amounts.	
Action 5.1f: Encourage developer incentives for the incorporation of active and passive energy conservation features in new residential construction Timing: Ongoing Responsibility: Building and Safety	County Energy Efficiency Programs	The County continues to encourage developer incentives for energy conservation features.	Modify. Combine with action 5.1a.
Action 5.1g: Support changes in Redevelopment law that increases home-ownership eligibility by raising utility allowances and respective mortgage payment maximums. Timing: See Policy 4.3d Responsibility: EDA/RDA/TLMA	Housing Element Maintenance	This action has not been implemented and due to the dissolution of the redevelopment agency will not be continued.	Delete.
Action 5.1h: Annually evaluate and update the Section 8 utility allowance tables to account for increases and or decreases of energy consumption and costs of consumption. Timing: Establish an annual reporting mechanism that provides reporting for Section utility allowance tables. Reporting mechanisms shall be established by the end of the planning period. Responsibility: Housing Authority	Housing Element Maintenance	The Section 8 and Public Housing utility tables are updated annually to account for adjustments in utility consumption and costs. This update includes an annual assessment study which justifies any adjustments and is updated on or about July 1 each year.	Delete.

PC STAFF REPORT ATTACHMENT C
HOUSING ELEMENT TABLE UPDATES

Community Profile Tables

Table	Revisions
Table H-1 Regional Population Growth Trends, 2000–2016	Updated with new DOF numbers
Table H-2 County/City Population Growth Trends, 2000–2016	Updated with new DOF numbers
Table H-3 Population, Households, and Employment Distribution, 2014	Updated with 2010- 2014 ACS data
Table H-4 Age Distribution 2010–2016	Updated with 2016 ESRI Forecasts
Table H-5 Employment by Industry, 2009–2014	Updated with 2010- 2014 ACS data
Table H-6 Employment Trends by Industry, 2010–2020	No changes
Table H-7 Riverside County Largest Employers	Updated with 2016 EDD data
Table H-8 Job-Household Ratios, Unincorporated Riverside County, 2010–2014	Updated with 2010- 2014 ACS data
Table H-9 Household Characteristics 2014	Updated with 2010- 2014 ACS data
Table H-10 Household Size Distribution 2010	No changes
Table H-11 Overcrowding, 2014	Updated with 2010- 2014 ACS data
Table H-12 2016 Income Limits by Persons in Household	Updated with HCD 2016 data
Table H-13 Household Income, 2014	Updated with 2010- 2014 ACS data
Table H-14 Percentage of Low-Income Households Overpaying for Housing	Updated with 2010- 2014 ACS data
Table H-15 Housing Cost as a Percentage of Household (HH) Income	Updated with 2010- 2014 ACS data
Table H-16 Housing Inventory by Type, 2014	Updated with 2010- 2014 ACS data
Table H-17 Housing Inventory by Tenure, 2014	Updated with 2010- 2014 ACS data
Table H-18 Age of Housing Stock	Updated with 2010- 2014 ACS data
Table H-19 Combined Housing Rehabilitation and Replacement Need	No changes
Table H-20 Riverside County Sale Activity, December 2016 and 2015	Updated with 2017 CoreLogic data
Table H-21 Cost Comparison for New Manufactured Homes 2000–2007	No changes
Table H-22 Average Rents by Unit Type, 2016	Updated with online housing sources
Table H-23 Housing Affordability by Income Level	Updated with 2016 income limits, mortgage calc.
Table H-24 Householders by Age and Tenure	Updated with 2010- 2014 ACS data
Table H-25 Disabilities Age 18+	Updated with 2010- 2014 ACS data
Table H-26 Developmentally Disabled Residents, by Age	Updated with data from the Inland Regional Center
Table H-27 Distribution of Unsheltered Homeless Population	Updated with 2016 PIT count
Table H-28 Homeless Shelter Resources, 2017	Updated with Riverside County Con Plan.
Table H-29 Farm Workers, 2013	No changes
Table H-30 Inventory of Assisted Units	Updated with CHPC and Riverside County data

PC STAFF REPORT ATTACHMENT D LETTER/RESPONSE - PECHENGA

PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office. Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Scearce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

June 20, 2017

VIA E-MAIL and USPS

Heather Thomson
County Archaeologist
Riverside County, Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502

Re: Pechanga Tribe Request for Consultation Pursuant to SB 18 for General Plan Amendment No. 1218

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government in response to the SB 18 notice provided by Riverside County. This letter serves as the Tribe's formal request for consultation under SB 18 for this Project. The Tribe hereby invokes its right to consult with Riverside County under SB 18 and after reviewing the information requested below, we may request additional consultation, which may include a face-to-face meeting.

Further, the Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of '*Atáaxum* (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of '*Atáaxum* place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area. During our consultation we will provide more specific, confidential information on the resources located on and near this Project.

The Tribe has not received the Housing Element update draft for this Project. Please provide us copies of all available [reports, drafts, etc.] as soon as possible so that we may review them prior to our initial SB 18 meeting.

As you know, the SB 18 consultation process is ongoing and continues for the duration of the Project. As such, under both CEQA and SB 18 we look forward to working closely with Riverside County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed. Further, we hope to assist Riverside County with ensuring that the Project is designed to avoid impacts to cultural resources, as mandated by CEQA, in addition to developing mitigation measures addressing the culturally appropriate and respectful treatment of human remains, cultural resources and inadvertent discoveries.

In addition to those rights granted to the Tribe under SB 18, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. Further, the Tribe reserves the right to participate in the regulatory process and provide comment on issues pertaining to the regulatory process and Project approval.

The Pechanga Tribe looks forward to working together with Riverside County in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-6313 or at eozdil@pechanga-nsn.gov once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. Thank you.

Sincerely,

Tuba Ebru Ozdil
Planning Specialist

cc Pechanga Office of the General Counsel

Flores, Robert

From: Thomson, Heather
Sent: Thursday, July 06, 2017 3:39 PM
To: Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov)
Cc: Hersh, Peter; Flores, Robert
Subject: GPA01218
Attachments: SLAS12PL2M17070615340.pdf

Follow Up Flag: Follow up
Due By: Friday, July 07, 2017 8:00 AM
Flag Status: Completed

Good afternoon Ebru-

Please find as an attachment, a letter regarding your request to consult on GPA01218.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA-Community Development

July 06, 2017

Subject: Request for Consultation for General Plan Amendment No. 1218

Dear Ms. Ozdil:

We are in receipt of the Tribe's June 20, 2017 request for consultation regarding General Plan Amendment No. 1218 (Housing Element mid-cycle update). Prior to the receipt of your letter, there was an exchange of emails with staff whereby we provided the following descriptive information on the nature of the mid-cycle update relative to the 2013-2021 Housing Element.

As you may recall, the County adopted its 2013-2021 Housing Element comprehensive update on December 6, 2016. That effort included both SB 18 and AB 52 consultation opportunities with the tribal nations in Riverside County, including the Pechanga Tribe. The reason for such consultation was that the 2013-2021 Housing Element proposed countywide land use changes which had the potential to affect cultural sites. Because the current mid-cycle Housing Element update follows so closely after the December adoption date of the 2013-2021 Housing Element, staff is only proposing to update key information tables and accompanying text. No land use changes are proposed. So, there is no potential for this mid-cycle update to affect any cultural sites either on or off tribal lands.

We have gone to great lengths to ensure that the focus of the mid-cycle update is on the information tables and accompanying text, and at that primarily to add statistical information from the 2010-2014 American Communities Survey. Therefore, we believe that an SB 18 consultation on the Housing Element mid-cycle update is not warranted.

Your letter also references a consultation pursuant Public Resources Code Section 21092.2 regarding the "CEQA environmental review process" which we take to mean a request for consultation under AB 52. Because of the nature of this mid-cycle update as stated above, we believe that this project has no possibility that it can have a significant effect on the environment, and as such,it would not be subject to a CEQA compliance determination. Therefore, we also believe that an AB 52 consultation is not warranted.

Please be advised that the Housing Element mid-cycle update is posted on the Housing Element webpage on the Planning Department's website. It can be reviewed at your convenience. Or, in the alternative, please contact me for a meeting, separate from a formal consultation process, to review the update with track changes here in the office.

Sincerely,

Heather Thomson
PLANNING DEPARTMENT

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

LEADERSHIP COUNSEL FOR JUSTICE & ACCOUNTABILITY

PC STAFF REPORT ATTACHMENT E
LETTER/RESPONSE - LC for J&A

July 19, 2017

Sent via email to: rflores@rivco.org
Riverside County Planning Department
P.O. Box 1209
Riverside, CA 92502

Re: Draft 2017 Mid-Cycle Housing Element Update

To Whom it May Concern:

We are writing with regards to the Riverside County's Draft 2017 Mid-Cycle Housing Element Update. As indicated in written correspondence from the County Planning Department to our office dated June 9, 2017, the Mid-Cycle Update modifies only certain information and data contained in the 2013-2021 Housing Element and includes no policy changes or housing needs strategies. Leadership Counsel for Justice and Accountability hereby incorporates all comments previously submitted by Leadership Counsel and by other parties on the 2013-2017 Housing Element and drafts of that document, including but not limited to comments submitted by the Public Interest Law Project dated March 29, 2017. However, since the County did not adopt its Housing Element for the fifth cycle until December 6, 2016, more than three years after its deadline[1], the County must complete a comprehensive update to its housing element by October 15, 2017. Gov. Code § 65588(e)(4) (requiring jurisdictions that fail to adopt a housing element revision within 120 days of the deadline to do so to update their housing element every four years until the jurisdiction has adopted at least two consecutive timely revisions.)

The information and data changes encompassed by the Mid-Cycle Update do not satisfy this requirement, and the limited scope of public comment indicated by the Planning Department's June 9th letter is inadequate. The County must immediately initiate a comprehensive update of its 2013-2021 Housing Element informed by a robust public process to obtain input from residents of all economic segments of the community, especially lower-income residents impacted by the lack of affordable housing units in the County. Gov. Code § 65583(c)(8). Please respond to this letter by providing a timeline for this update, including public workshops, stakeholder and resident meetings, and public hearings and releases of draft revisions and environmental reviews.

Please contact me at (559) 369-2786 with any questions or to find a time to discuss this letter over the phone.

[1] See HCD, Housing Element Update Schedule for Regional Housing Needs Assessment, available at http://www.hcd.ca.gov/community-development/housing-element/docs/housing-element-update-schedule.pdf

Sincerely,



Ashley E. Werner
Senior Attorney
Leadership Counsel for
Justice and Accountability

RivCo Letterhead

August , 2017

Leadership Counsel For Justice & Accountability

Attention: Ashley E. Werner, Senior Attorney

764 P Street, Suite 012

Fresno, CA 93721

Subject: Draft 2017 Mid-Cycle Housing Element Update

Dear Ms. Werner:

The Riverside County Planning Department has received your July 19, 2017 letter in response to our notification to interest groups which participated in a comprehensive Housing Element update, designated as the 2013-2021 Housing Element which was approved by the Board of Supervisors on December 6, 2016. As you know, we are now undertaking a mid-cycle update of the Housing Element pursuant to State law.

The focus of the mid-cycle update is to bring current the tables and related text in the Element specifically to address changes resulting from the 2010-2014 American Communities Survey and to update the County's efforts in furtherance of the Element's Eight Year Action Plan. There are no proposals for any land use or policy changes at this time.

Your letter notes that a comprehensive update is required at this time pursuant to Government Code Section 65588(e)(4). The County will be proceeding with a comprehensive update when it begins to undertake preparation of the 2021-2029 Housing Element with that effort expected to commence sometime in 2018. The County's focus on the mid-cycle update as stated above for the following reasons…

- The substantive components of the 2013-2021 Housing Element are current through December of last year. Therefore, there are no relevant land use or policy changes to consider at this time.
- There is no new RHNA which has been prepared for the County which would otherwise necessitate land use and policy changes.
- The County is defending California Environmental Quality Act (CEQA) challenges having been filed in response to its CEQA determinations for a 2016 comprehensive general plan amendment which across the board changes to multiple elements and the 2013-2021 Housing Element, respectively. Worst case with a loss, the County would be required to revise the two environmental impact reports associated with GPA 960 and the 2013-2021 Housing Element and during the pendency

thereof may lose its ability to implement the General Plan including the ability to provide affordable housing. Proposing any land use or policy changes at this time would likely increase the potential for this Update amendment to become entwined with the above litigation.

We look forward to working with the Leadership Counsel on the 2021-2029 Housing Element. We will notify your office when this effort is commenced and invite correspondence regarding changes to Housing Element programs and policies, including those related to land use.

Sincerely,

Peter Hersh

Planning Consultant/Principal Planner

C: Charissa Leach, Assistant Director, Transportation and Land Management Agency

Phayvanh Nanthavongdouangsy, Principal Planner

Robert Flores, Urban/Regional Planner III

Shellie Clack, Deputy County Counsel

PC STAFF REPORT ATTACHMENT F

PLANNING COMMISSION RESOLUTION NO. 2017-08

Planning Commission **County of Riverside**

RESOLUTION No. 2017-008

RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 1218

(2017 Mid-Cycle Housing Element Update)

WHEREAS, pursuant to the provisions of Government Code Section 65350, a public hearing was held before the Riverside County Planning Commission in Riverside, California on September 6, 2017, to consider the above-referenced matter; and,

WHEREAS, all the provisions of the California Environmental Quality Act and the Riverside County CEQA implementing procedures have been satisfied; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by staff, the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on September 6, 2017, that is has reviewed and considered the staff report, staff's presentation and input from the public, and recommends the following based on the staff report's findings and conclusions:

FIND General Plan Amendment No. 1218 exempt from CEQA pursuant to pursuant to State CEQA Guidelines Section 15061(b)(3); and,

TENTATIVELY APPROVE General Plan Amendment No. 1218.

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:

GENERAL PLAN AMENDMENT NO. 1218 (Entitlement/Policy Amendment) – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Unincorporated areas of Riverside County – **REQUEST**: The 2017 Mid-Cycle Housing Element Update (General Plan Amendment No. 1218) includes limited changes to the 2013-2021 Housing Element adopted on December 6, 2016. Because the 2013-2021 Housing Element is essentially current, the focus of the 2017 Mid-Cycle Housing Element Update ("Update" or "GPA No. 1218") is on providing current information and data in the Housing Element tables where such is available, and in the accompanying text, as needed, including a status update of implementing the Eight Year Action Plan. No land use, program, or housing needs strategy changes are being considered at this time within the context of this limited scope. Project Planners: Peter Hersh at (951) 955-8514 or email at PHersh@rivco.org, or Robert Flores at (951) 955-1195 or email at RFlores@rivco.org.

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	**SEPTEMBER 6, 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 Peter Hersh at 951-955-8514 or e-mail at PHersh@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 amendment.

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 the public hearing and comments, the Planning Commission may modify, in whole or in part, the proposed amendment.

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

AVISO DE AUDENCIA PUBLICA

UNA AUDIENCIA PÚBLICA ha sido programada, de acuerdo con la Ordenanza Número 348 del Condado de Riverside (Riverside County Land Use Ordinance No. 348), ante la Comisión de PlanifIcación del Condado para considerar el proyecto que se muestra a continuacíon:

GENERAL PLAN AMENDMENT NO. 1218 (Entitlement/Policy Amendment) – CEQA Exempt – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Unincorporated areas of Riverside County – **REQUEST (Traducción Española)**: La actualización del Elemento de Vivienda de ciclo medio 2017 (General Plan Amendment No. 1218) incluye cambios limitados al Elemento de Vivienda 2013-2021 que fue adoptado el 6 de diciembre de 2016. Debido a que el Elemento de Vivienda 2013-2021 es esencialmente actual, el foco de la actualización de ciclo medio 2017 es para proporcionar información y datos actuals, si tal está disponible, en las tablas del Elemento de Vivienda y en el texto adjunto, según sea necesario, que incluye una actualización del estado de implementación del Plan de Ación de Ocho Años. No se consideran cambios en los usos de la tierra, el programa o la estrategia de necesidades de vivienda en este momento dentro del contexto de este alcance limitado. PLANIFICADOR DE PROYECTO: Roberto Flores por teléfono al (951) 955-1195 o por correo electrónico a RFlores@rivco.org.

HORA DE LA AUDENCIA:	9:00 am o lo antes posible
FECHA DE LA AUDENCIA:	**6 de Septiembre de 2017**
LUGAR DE LA AUDENCIA:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Para más información sobre este proyecto, por favor póngase en contacto con Roberto Flores por teléfono al (951) 955-1195 o por correo electrónico a rflores@rivco.org, o visite la página web de agendas de la Comisión de PlanifIcación del Condado en http://planning.rctlma.org/PublicHearings.aspx.

El Departamento de Planificación del Condado de Riverside ha determinado que la aplicación arriba descrita está exenta de las disposiciones de la Ley de California Environmental Quality Act (CEQA). La Comisión de Planificación considerará la solicitud propuesta en la audiencia pública.

El expediente del proyecto propuesto se puede ver de lunes a viernes, a partir de las 8:00 de la mañana a 5:00 de la tarde en la oficina del Departamento de Planificación, ubicada en 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Cualquier persona que desea comentar sobre el proyecto propuesto puede hacerlo por escrito entre la fecha de esta notificacion y de la audiencia pública; o puede aparecer y ser escuchado en el tiempo y lugar indicados anteriormente. Todos los comentarios recibidos antes de la audencia púlica serán presentados a la Comisíon de Planificación del Condado de Riverside, el cual considerará tales comentarios, además de los testimonies orales, antes de tomar una decision sobre el proyecto.

Si este proyecto es impugnado ante un tribunal, las cuestiones pueden ser limitados a las prentadas en la audiencia pública, descrito en este aviso, o en la correspondencia escrita a la Comisión de Planificación en, o antes de, la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y los comentarios, la Comisión de Planificación puede modificar en total o en parte el proyecto.

Por favor envia toda la correspondencia en escrito a:
RIVERSIDE COUNTY PLANNING DEPARTMENT
A la atención de: Roberto Flores
P.O. Box 1409, Riverside, CA 92502-1409

4.2

Agenda Item No.:
Area Plan: Lakeview/Nuevo
Zoning District:Hemet/San Jacinto & Lakeview
Supervisorial District: Fifth
Project Planner: Russell Brady
Planning Commission: September 6, 2017

SPECIFIC PLAN NO. 342
GENERAL PLAN AMENDMENT NO. 720
GENERAL PLAN AMENDMENT NO. 721
CHANGE OF ZONE NO. 7055
DEVELOPMENT AGREEMENT NO. 73
Environmental Impact Report No. 471
Applicant: Nuevo Development Corp.
Engineer/Representative: Albert A. Webb Associates

Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

SPECIFIC PLAN NO. 342 as proposed by the applicant proposes a maximum of 11,350 dwelling units and up to 500,000 square feet of commercial uses to be constructed within eight (8) Specific Plan Villages within a total of 2,786 acres. The residentially designated areas within the Specific Plan include a range of residential products from Medium High Density Residential to Highest Density Residential with a density range of 5 to 40 units per acre. The Specific Plan would also include areas designated as Mixed Use, Public Facilities, Open Space, and Parks. The Mixed Use areas could accommodate either residential or commercial development or a combination of residential and commercial. A total of 1,001 acres is designated as Open Space to be left as natural open space and a total of 156 acres is designated for developed parks. Of the Public Facility areas, 60 acres is designated for 3 future school sites.

The overall Specific Plan area is located on either side of Ramona Expressway, generally east of Martin Street, west of Princess Ann Road, south of Marvin Road, and generally north of Brown Avenue.

GENERAL PLAN AMENDMENT NO. 720 as proposed by the applicant includes the following components: (1) a General Plan Technical Amendment; (2) General Plan Entitlement/Policy Amendment; (3) General Plan Foundation Component Amendment – Extraordinary; and (4) Agriculture Foundation Component General Plan Amendment.

The Technical Amendment is needed to rectify errors related to mapping which resulted in inaccuracies related to areas within the Lakeview Mountains and those in the lowlands to reflect the actual topography for the area.

The Entitlement/Policy Amendment proposes to change the underlying land use designations in the Lakeview/Nuevo Area Plan from Rural: Rural Mountainous, Rural: Rural Residential, Rural Community: Very Low Density Residential, Agriculture, Open Space: Conservation, Community Development: Very Low Density Residential, Community Development: Low Density Residential, Community Development: Commercial Retail, Community Development: Light Industrial, and Community Development: Highest Density Residential to those as reflected in the Specific Plan land use plan.

The Foundation Component Amendment – Extraordinary proposes to change the underlying Foundations from Rural, Rural Community, and Open Space to Community Development.

The Agriculture Foundation Component Amendment proposes to change the underlying Foundation of Agriculture to Community Development.

GENERAL PLAN AMENDMENT NO. 721 as proposed by the applicant proposes modifications to the Circulation Element of the General Plan. The project will include upgrading and downgrading numerous existing and proposed roadway classifications and trails shown on the current circulation element plan for the Lakeview/Nuevo Area Plan to match the circulation plan as proposed by the Specific Plan. In particular the changes as listed below:

1. Elimination of 9th Street/Yucca Avenue as a through street from the project boundary easterly;
2. Rerouting 10th Street/Wolfskill Avenue as a Secondary roadway east of Hansen Avenue
3. Elimination of Bridge Street, 3rd Street, 5th Street, and 6th Street within the Specific Plan boundaries and will not have direct access to Ramona Expressway as access to Ramona Expressway will be shifted to Town Center and Park Center Boulevards
4. Additional detailed modifications to standard County roadway cross sections for roads within the Specific Plan
5. Modify the current trail alignments within the Specific Plan area and propose a 10-12 foot Multi-Purpose Community Trail that would allow for horses along the north side of the project and connect to the Combination trail along the San Jacinto River and to Ramona Expressway
6. Implement a portion of a Community Trail (restricted use) above the portion of the California Aqueduct that extends east to west through the Specific Plan area. The area for the trail above the aqueduct is owned and operated by the Metropolitan Water District and any use of the easement area above the aqueduct for trails would be subordinate to the MWD water conveyance use.
7. A policy amendment to General Plan Circulation Element Policy C 2.1 to expressly confirm the County's authority to accept Level of Service (LOS) D in certain Area Plans. In addition, the Board of Supervisors may, on occasion, approve a project that fails to meet the General Plan LOS targets in order to balance congestion management considerations in relation to benefits, environmental impacts and costs, provided an Environmental Impact Report, or equivalent, has been completed to fully evaluate the impacts of such approval. This is the same language that exists in the General Plan as currently adopted and amended as part of the County's 2015 General Plan. However, the County's approval of GPA No. 960 is currently being challenged. Since the outcome of the litigation related to GPA No. 960 is unknown, General Plan Amendment No. 721 restates this policy language so it will be part of the County's General Plan regardless of the litigation outcome. With the inclusion of Policy C 2.1, Specific Plan No. 342 is consistent with the General Plan's Circulation Element.

CHANGE OF ZONE NO. 7055 proposes to change the zoning classification of the subject site from a mix of Light Agriculture – 10-acre minimum (A-1-10), Heavy Agriculture – 10-acre minimum (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Manufacturing – Service Commercial (M-SC), Residential Agricultural (R-A), Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 10-acre minimum (R-A-10), Residential Agricultural, 2 ½-acre minimum (R-A-2½), Rural Residential (R-R), One-Family Dwellings (R-1), Highest Density Residential (R-7), and Natural Assets, 640-acre minimum lot size (N-A-640) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas.

DEVELOPMENT AGREEMENT NO. 73 proposes an agreement between the County and the applicant that has a 30 year term and grants the applicant vested rights to develop in accordance with the terms of the agreement.

Staff's Recommended Project

SPECIFIC PLAN NO. 342 ALTERNATIVE 7 as presented in Environmental Impact Report No. 471 proposes a maximum of 8,725 dwelling units and 1,380,000 square feet of commercial uses to be constructed within eight (8) Specific Plan Villages within a total of 2,883 acres. The residentially designated areas within the Specific Plan include a range of residential products from Medium Density Residential to High Density Residential with a density range of 2 to 14 dwelling units per acre as well as Mixed Use designations that allow 8 to 40 dwelling units per acre. The Mixed Use areas could accommodate either residential or commercial development or a combination of residential and commercial. The Specific Plan would also include areas designated as Commercial Office, Agriculture, Public Facility, Conservation Habitat, Recreation, and Water. The Conservation Habitat designated areas would be split between a total of 1,106 acres of areas designated for conservation to be left as natural open space and a total of 80 acres is designated for Recreation. Of the Public Facility areas, 114 acres is designated for 3 future school sites

As shown in the analysis in Environmental Impact Report No. 471, Alternative 7 is an environmentally superior alternative compared to the applicant proposed Specific Plan.

Specific Plan Alternative 7 includes additional area that has been acquired by the applicant since the project was originally proposed, but the location of Specific Plan Alternative 7 is still located on either side of Ramona Expressway, generally east of Martin Street, west of Princess Ann Road, south of Marvin Road, and generally north of Brown Avenue.

GENERAL PLAN AMENDMENT NO. 720 as modified to include the additional land included in Alternative 7 as shown on exhibit 6.

GENERAL PLAN AMENDMENT NO. 721 as proposed and described above.

CHANGE OF ZONE NO. 7055 as modified to include the additional land included in Alternative 7 as shown on exhibit 3.

DEVELOPMENT AGREEMENT NO. 73 as modified and described above.

BACKGROUND:

Previously Approved Specific Plan and Court Decision
Specific Plan No. 342 was previously approved on March 23, 2010 by the Riverside County Board of Supervisors. Subsequently, the Environmental Impact Report (EIR) certified for the Specific Plan was challenged under CEQA. The case (*Friends of the Northern San Jacinto Valley and Sierra Club v County of Riverside RIC10007572)* was litigated and on May 16, 2012 a decision was issued from the Court, which found the EIR deficient in the following six areas: Traffic, General Plan Consistency, Greenhouse Gas, Air Quality Health Impacts, Biological Resources, and Growth Inducing Impacts. In accordance with the Court's order, the approvals for Specific Plan No. 342 and certification of the EIR were set aside by the County.

Current Environmental Impact Report
In response to the Court's decision and order, an updated Specific Plan No. 342 and Environmental Impact Report No. 471 addressing the deficiencies were prepared and circulated for public review on September 30, 2016. The Draft EIR No. 471 determined that Specific Plan No. 342 and its associated components with mitigation would result in significant and unavoidable impacts to Aesthetics, Agricultural and Forestry Resources, Air Quality, Cultural Resources, Noise, Population/Housing, Transportation/Traffic, Utilities, and Greenhouse Gas Emissions.

20 comments were received during the 45-day public review period and 8 comments were received following the close of the public review period. These comments were reviewed and detailed responses to each comment were prepared and included in the Final EIR which was posted on August 7, 2017 and with mailed notices to commenters sent on August 7, 2017.

Specific Plan Alternative 7
Within EIR No 471, Alternative 7 is included as an alternate land use plan that would reduce impacts primarily to traffic with less units and therefore less anticipated trips as well as associated reductions in impacts to air quality, noise, and greenhouse gas emissions. In consideration of the analysis in the Draft EIR No. 471 that fully addresses Alternative 7 and the comments received on the Draft EIR No. 471, and in consultation with the applicant, County staff is recommending the approval of Alternative 7 in place of the applicant proposed Specific Plan No. 342. Based on EIR No. 471, Alternative 7 is environmentally superior to the project proposed by the applicant. A full version of the Alternative 7 Specific Plan and conditions of approval are included in the staff report for consideration by the Planning Commission.

The greatest difference between the applicant proposed Specific Plan No. 342 and Alternative 7 is Alternative 7 reduces the maximum total number of dwelling units from 11,350 to 8,725 for a total reduction of 2,625 dwelling units. This reduction in dwelling units also reduces the overall intensity and impacts of Specific Plan No. 342. Additionally, under Alternative 7, development on the north side of Ramona Expressway shifts from primarily residential with some park and open space to commercial with agriculture and open space areas. This shift in land use incorporates more non-residential uses and will generally reduce the intensity of development within this northern area. This provides for an enhanced transition from Ramona Expressway to the wildlife area as it transitions from areas within the Specific Plan designated as Commercial Office first, then Agriculture, and then areas outside of the Specific Plan designated as Open Space: Conservation Habitat (OS:CH) by the General Plan. Alternative 7 would generally result in reduced intensity and reduced impacts since it would decrease the amount of residential trips generated and would increase the potential for residents to be served by services closer which would reduce the amount of vehicle miles travelled. Alternative 7 also adds approximately 146 acres to the western side of Specific Plan No. 342 and removes approximately 49 acres along the eastern side of Specific Plan No. 342 for an overall increase in 97 acres. The areas added consist generally of proposed Planning Areas 1, 2, and 3 (High Density Residential); 16 (Mixed Use); and 29 and 30 (Open Space Recreation) all on the western portion of the Specific Plan; and a portion of Planning Area 50E (Open Space Conservation Habitat) on the south side of the Specific Plan. The area removed consisted of the previously proposed Planning Area 77 which included (High Density Residential). The proposed project would increase the length of the undercrossing that is part of the Riverside County Transportation Commission's Mid-County Parkway (MCP) project, in order to accommodate JJ Street and to facilitate wildlife movement along PCL-20. In contrast, Alternative 7 does not include JJ Street, and therefore eliminates the need to extend the MCP undercrossing. As such, Alternative 7 reduces impacts to wildlife movement at the undercrossing compared to the proposed project, by limiting the distance for wildlife to cross under the roadway.

Development Agreement No. 73
The Development Agreement has a term of 30 years. Within that time period the agreed upon provisions would apply to development of the Villages of Lakeview. Provisions include vesting rights to develop the Specific Plan in accordance with the terms of the agreement. In exchange, the County would receive certain public benefits, which go beyond the basic requirements of the County or mitigation measures as included within the Environmental Impact Report. These public benefits include the following:

- meeting a 5 acres of parkland per 1,000 residents for the project;
- funding expansion of library facilities;
- providing community room space for access by the County;
- implementing a Smart Shuttle program to connect to the Metrolink Perris Valley Line;
- equipping existing fire station and setting aside land and equipping a new fire station;
- providing right-of-way for the Mid-County Parkway;
- payment of fees to go towards transportation facilities within the County of Riverside and other cities;
- provision of infrastructure for broadband capability;
- preservation of agricultural space;
- provision of affordable housing; and
- contribution of additional funding to be utilized by the County.

Village Refinement Plan
Currently Specific Plan No. 342 establishes a general framework for the type and intensity of development and the general backbone circulation infrastructure in a given Village or Planning Area. To allow flexibility given the longer timeframe for development to accommodate for changes in market demands, Specific Plan No. 342 does not dictate specific design guidelines at a smaller level related to circulation, walls/fencing, entry monuments, building architecture, park design/features and other similar elements. Implementing projects within a Specific Plan Village will be required to submit a Village Refinement Plan which would provide more details on the appropriate design guidelines to apply to a particular Village designated within the Specific Plan. The Village Refinement Plan would be processed, at a minimum, through a Specific Plan Substantial Conformance Application, which would be considered concurrently with the implementing development application (i.e. Tentative Tract Map, Plot Plan, Conditional Use Permit, etc.).

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Rural: Rural Mountainous (R:RM), Rural: Rural Residential (R:RR), Rural Community: Very Low Density Residential (RC:VLDR), Agriculture (AG), Open Space: Conservation (OS:C), Community Development: Very Low Density Residential, (CD:VLDR) Community Development: Low Density Residential (CD:LDR), Community Development: Commercial Retail (CD:CR), Community Development: Light Industrial (CD:LI), and Community Development: Highest Density Residential (CD:HHDR)
2. Surrounding General Plan Land Use (Ex. #5):	Open Space: Conservation Habitat (OS:CH) and Agriculture (AG) to the north, Agriculture (AG) and the City of San Jacinto to the east, Rural: Rural

	Mountainous (R:RM), Rural: Rural Residential (R:RR), Rural Community: Very Low Density Residential (RC:VLDR), Rural Community: Low Density Residential (RC:LDR) to the south, Community Development: Very Low Density Residential (CD:VLDR), Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Community Development: Highest Density Residential (CD:HHDR), Community Development: Commercial Retail (CD:CR), Community Development: Light Industrial (CD:LI) to the west
3. Existing Zoning (Ex. #2):	Light Agriculture – 10-acre minimum (A-1-10), Heavy Agriculture – 10-acre minimum (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Manufacturing – Service Commercial (M-SC), Residential Agricultural (R-A), Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 10-acre minimum (R-A-10), Residential Agricultural, 2 ½-acre minimum (R-A-2½), Rural Residential (R-R), One-Family Dwellings (R-1), Highest Density Residential (R-7), and Natural Assets, 640-acre minimum lot size (N-A-640)
3. Proposed Zoning (Ex. #2):	Specific Plan
4. Surrounding Zoning (Ex. #2):	Natural Assets – 640 Acre Minimum (N-A-640), Light Agriculture – 10 Acre Minimum (A-1-10), Heavy Agriculture 10 Acre Minimum (A-2-10) to the north, Controlled Development Areas (W-2) and the City of San Jacinto to the east, Residential Agricultural (R-A), Residential Agricultural – 1 Acre Minimum (R-A-1), Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½), Residential Agricultural – 10 Acre Minimum (R-A-10) to the south, Residential Agricultural (R-A), Highest Density Residential (R-7), One Family Dwelling (R-1) to the west
5. Existing Land Use (Ex. #1):	Existing land uses on site include the McAnally chicken ranch which will be demolished and removed, the Metropolitan Water District (MWD) Colorado River aqueduct and basin which will continue to be owned by MWD and will remain, a thoroughbred farm which will be removed, an abandoned RV park which will be demolished, a portion of the Lakeview Mountains which will be

	retained in open space, and vacant or farm land upon which the project will be constructed.
6. Surrounding Land Use (Ex. #1):	City of Jan Jacinto to the east, existing large lot single family residential to the west, the Lakeview Mountains south, and the San Jacinto Wildlife Area and existing dairies to the north. Uses on site include an abandoned RV park, the McAnally Chicken Ranch, agriculture, vacant land, single family residential and the an MWD Aqueduct
7. Project Data:	Original Specific Plan: Total Acreage: 2,786 Total Maximum Units: 11,350 Total Maximum Non-Residential Area: 500,000 square feet Specific Plan Alternative 7 Total Acreage: 2,883 Total Maximum Units: 8,725 Total Maximum Non-Residential Area: 1,380,000 square feet
8. Environmental Concerns:	See Environmental Impact Report

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

DENY SPECIFIC PLAN NO. 342 as proposed by the applicant, based on the findings and conclusions incorporated in the staff report; and,

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 471, based on the findings and conclusions incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 720, consistent with Alternative 7 and amending the General Plan Land Use designation for the subject property as reflected in the Specific Plan Land Use Plan and Figure 3 of the Lakeview Nuevo Area Plan and other related tables and figures, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 721 consistent with Alternative 7 and, amending the General Plan Circulation Element Figures 7 and 8 and other related tables and figures to as shown on Exhibits B.2.6B and B.8.18B of the Specific Plan, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE ALTERNATIVE 7 AS SPECIFIC PLAN NO. 342, subject to the attached conditions of approval and based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7055, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

TENTATIVELY APPROVE DEVELOPMENT AGREEMENT NO. 73, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Development Agreement Ordinance by the Board of Supervisors.

STAFF ALSO RECOMMENDS THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2017-006 recommending adoption of General Plan Amendment No. 720, General Plan Amendment No. 721, and Alternative 7 as Specific Plan No. 342 to the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the associated Environmental Impact Report which is incorporated herein by reference.

1. The project includes the following: Specific Plan No. 342 as described in Alternative 7 in EIR No. 471 and shown on the Specific Plan Land Use Plan, General Plan Amendment No. 721, General Plan Amendment No. 720, Change of Zone No. 7055 and associated zoning ordinance, and Development Agreement No. 73 (the "project").

2. The project site is designated Rural: Rural Mountainous (R:RM), Rural: Rural Residential (R:RR), Rural Community: Very Low Density Residential (RC:VLDR), Agriculture (AG), Open Space: Conservation (OS:C), Community Development: Very Low Density Residential, (CD:VLDR) Community Development: Low Density Residential (CD:LDR), Community Development: Commercial Retail (CD:CR), Community Development: Light Industrial (CD:LI), and Community Development: Highest Density Residential (CD:HHDR), in the Lakeview Nuevo Area plan. Upon adoption of General Plan Amendment No. 720, the project will be consistent with the Land Uses as proposed on the Specific Plan Land Use Plan.

3. The project site is surrounded by properties which are designated Open Space: Conservation Habitat (OS:CH) and Agriculture (AG) to the north, Agriculture (AG) and the City of San Jacinto to the east, Rural: Rural Mountainous (R:RM), Rural: Rural Residential (R:RR), Rural Community: Very Low Density Residential (RC:VLDR), Rural Community: Low Density Residential (RC:LDR) to the south, Community Development: Very Low Density Residential (CD:VLDR), Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Community Development: Highest Density Residential (CD:HHDR), Community Development: Commercial Retail (CD:CR), Community Development: Light Industrial (CD:LI) to the west, in the Lakeview Nuevo Area plan.

4. The following findings support the approval of General Plan Amendment No. 720 Technical Amendment pursuant to Ordinance No. 348 Sections 2.4.C.1.a., c., and e.:

a) The technical amendment would not change any policy direction or intent of the General Plan. The technical amendment is intended to correct the boundary of the Rural Mountainous land use designation, which pursuant to the General Plan Land Use Element Table LU-4 notes applies to areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. The land use boundaries between the residential land uses and Lakeview Mountains were intended to be located at the toe-of-slope line as this was the distinction between mountainous and non-mountainous area The data used to determine the toe-of-slope in the General Plan were hand drawn using USGS 10-foot contours; whereas, the updated toe-of-slope line was obtained from a field survey and recently-flown aerial topography using 1-foot contours. The technical amendment would correct the boundary to reflect the actual topography and toe of slope to be consistent with the policy direction and intent of the General Plan for this land use designation. Thus, the Technical Amendment will provide for correct information and does not change the intent of the General Plan.

c) A land use designation was based on inaccurate or misleading information originally. The land use boundaries between the residential land uses and Lakeview Mountains were intended to be located at the toe-of-slope line as this was the distinction between mountainous and non-mountainous area. The data used to determine the toe-of-slope in the General Plan was hand drawn using USGS 10-foot contours; whereas, the updated toe-of-slope line was obtained from a field survey and recently-flown aerial topography using 1-foot contours, which is more accurate. The updated, more accurate information indicates that the existing boundaries of the General Plan land use designations do not accurately reflect actual topography. The information generally results in the location of the toe of slope being moved outwards, thus reducing the amount of area designated as mountainous and increasing the amount of area designated as non-mountainous. With this General Plan Amendment, the land use designations following the base of the Lakeview Mountains are more accurately reflected.

e) A minor change of boundary will more accurately reflect geological or topographic features. The Technical Amendment will rectify errors related to mapping which resulted in inaccuracies related to areas within the Lakeview Mountains, and those in the lowlands because the actual toe-of-slope does not match the underlying land use designations. The data used to determine the toe-of-slope in the LNAP and GP were hand drawn using USGS 10-foot contours; whereas, the updated toe-of-slope line was obtained from a field survey and recently-flown aerial topography using 1-foot contours. The land use boundaries between the residential land uses and Lakeview Mountains were intended to be located at the toe-of-slope line as this was the distinction between mountainous and non-mountainous area. This technical correction will provide an accurate representation of the topographic features in the LNAP and provide correct General Plan land use designations. Thus, the Technical Amendment will provide a point of clarification to more accurately express the General Plan's meaning and eliminate a source of confusion by providing for correct information which does not change the intent of the General Plan.

5. The following findings can be made in support of the General Plan Amendment No. 720 Entitlement/Policy Amendment pursuant to Ordinance No. 348 Section 2.4.C.2.a), b) and c):

a) The General Plan Amendment does not conflict with the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

Riverside County Vision: The Riverside County Vision, in its discussion on Population Growth, specifically states, "New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." While the project is not currently located adjacent to similar type or intensity of development, the project is located on what is currently a major transportation corridor, Ramona Expressway, to justify locating such a substantial sized development along this current major transportation corridor. Beyond the existing transportation corridor, the project is located adjacent to what is anticipated to expand to an even greater transportation corridor, the Mid County Parkway, which although not fully approved and certain, is anticipated to be developed and may be considered in its current status for this project with an approved Environmental Impact Report/Environmental Impact Statement from 2015. Additionally, the project is providing for conservation areas which help serve to further secure lands as open space corridors. Further in its discussion on Population Growth, the Riverside County Vision states that the focus on growth is on quality development, not on halting growth. The project with its land use plan and other provisions will require the development of a well-designed, quality community. In addition, the project is designed to support a variety of transportation choices including walking, hiking, biking, mass transit and the automobile. The project will also coordinate transportation with local and regional agencies where possible in order to maximize integration of the project with local transportation planning and implementation efforts.

On the topic of Our Communities and Their Neighborhoods, the Riverside County Vision states, "The planning process continues to refine acceptable densities as a means of accommodating additional growth so that the extensive permanent open space that now exists can be sustained." The project is an example of that with its relatively higher densities to accommodate for growth across all income groups via a variety of allowed densities while also preserving open space areas as reflected in the Specific Plan Land Use Plan. The project site utilizes the existing natural setting by incorporating a reduced development footprint that will avoid high value habitat and conserves nearly 1,000 acres of various habitats.

On the topic of Healthy Communities, the Riverside County Vision states, "Communities are developed so that they support and encourage residents to be more physically active; achieved by increasing the number of and access to active parks and trails, creating new passive open spaces, working with schools to open up school yards as parks, and promoting well balanced transportation networks with an equity between vehicle, public transit, bicycling and walking networks." The project, through its designation and distribution of active park areas, connecting trails and sidewalks, and dedication of natural open space specifically meets this provision of the Riverside County Vision. Specifically, Alternative 7 would provide 94 acres of public parkland onsite (not counting the small Neighborhood Parks around 1/3-acre in size that are also proposed by Alternative 7). Furthermore, Alternative 7 provides approximately 15.5 acres of on-site trails and approximately 5 acres of off-site multi-purpose trails.

Also within Healthy Communities, the Riverside County Vision states, "Throughout Riverside County there are hubs of complete, compact and transit-oriented communities, with a mix of housing, jobs, retail, and community facilities. These types of communities flourish because it brings housing, jobs and shopping opportunities close together to create cohesive and beautiful communities that provide for the daily needs of residents within easy walking distance of homes and workplaces." The project with its diverse land uses, both in its diversity of residential densities and the provision for retail and office uses is intended to develop such a community to meet the

daily needs of residents. The mixed-use Town Center Village will be designed to discourage the use of cars and the 32-mile network of bicycle lanes, trails, and paseos leads to destinations such as the library, schools, parks, open space, and bus stops.

On the topic of Conservation and Open Space Resource System, the Riverside County vision provides, "Conserved multi-purpose open space is viewed as a critical part of Riverside County's system of public facilities and services required to improve the existing quality of life and accommodate new development." The project with its large area to be designated as open space helps secure a great deal of open space, while allowing the remaining balance of the site to be developed. Alternative 7 includes approximately 1,030 acres of open space and 79 acres of parks.

On the topic of Agricultural Lands, the Riverside County Vision states, "Many agricultural properties remain as economically productive businesses, whereas others are phasing into development through a carefully managed transition program designed to stage the transition from farming to clearly designated urban and suburban uses." The project is an example of such a transition which will continue to allow for agricultural uses on the property until development occurs as well as retaining areas within the project designated as Agricultural. Of the approximately 2,883-acre project site, approximately 145 acres (5 percent) would be designated for agricultural use. Moreover, it should be noted that some of the designated open space under this alternative may be used for agricultural purposes.

This is simply a sampling of the Vision topics in which the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, General Plan Amendment No. 721 would not conflict with the Riverside County Vision.

General Planning Principle: The General Plan Amendment implements the Principle for Maturing Communities for every community to mature in its own way, at its own pace and within its own context. This Principle highlights that communities are not fixed in their development patterns, but that over time may transition, in particular to more urban intensities, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. The General Plan Amendment implements the Principle for Efficient Land Use which encourages compact development and increased densities. The General Plan Amendment implements the Principle for Environmentally Sensitive Design which aims to preserve significant environmental features where possible through the project's inclusion of large areas of conserved open space. Similarly, General Plan Amendment implements the Principle for Habitat Preservation which seeks preservation of natural systems through the project's inclusion of large areas or conserved open space. The General Plan Amendment implements the Principle for Community Open Space with its provision of a number of designated park areas that would provide a variety of amenities and facilities. The General Plan Amendment meets the General Plan Principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances. This is simply a sampling of the Principles in which the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no other Principles that the General Plan Amendment inherently conflicts with. Therefore, General Plan Amendment No. 720 would not conflict with the Riverside County General Plan Principles

The proposed General Plan Amendment also proposes to change Foundation Components, findings to support an extraordinary foundation component amendment are provided below.

b) The project would either contribute to the purposes of the General Plan or, at a minimum, not be detrimental to the purposes of the General Plan and the Lakeview/Nuevo Area Plan. The purposes of General Plan are to set direction for land use and development in strategic locations, development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources it contains. because the project is contributing to the achievement of the purposes of the General Plan with regards to the expansion and construction of Ramona Expressway and the Mid-County Parkway and the dedication of approximately 984.5 acres to the Riverside County Multi-Species Habitat Conservation Plan.

c) There are new conditions or special circumstances that were unanticipated in preparing the General Plan. This condition is the opportunity that is presented by having 2,883 acres under the control of one entity that wants to pursue a comprehensive master plan to address not only the land uses, but the infrastructure and open space needs as well and which in doing so will assist the County in compliance with the MSHCP and furthering the objectives of the General Plan. Without such an extensive ownership and ability to comprehensively plan for the area, which balances out the needs for open space conservation with areas with increased intensity as well as ability to provide for necessary infrastructure to serve this intensity, such land use designations would not be as practical applied on their own. Additionally, the Environmental Impact Report for the Mid-County Parkway was acted on by the Riverside County Transportation Commission on April 8, 2015 and the Environmental Impact Statement was approved by the Federal Highway Administration on April 24, 2015 and Record of Decision was issued on August 26, 2015. This updated status of the Mid-County Parkway is a substantial threshold crossed which brings it closer to being implemented. While the project already exists on a major transportation corridor of Ramona Expressway, the updated status of Mid-County Parkway represents a new condition or circumstance to further support the development of a master planned community that would both be served by this transportation corridor and to develop higher densities around the corridor as is proposed by the project and is supported by the General Plan Vision and Principles as previously noted in subsection a.

6. The following findings can be made in support of the General Plan Amendment No. 720 Foundation Component Amendment – Extraordinary pursuant to Ordinance No. 348 Section 2.6.F.1., 2., and 8:

1) The foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

Findings related to new conditions and circumstances as well as the Riverside County Vision are provided above.

The General Plan Amendment changes the Foundation Component from a mix of Rural, Rural Community, and Open Space to Community Development. Such change does not conflict with other Elements of the General Plan. Also, with the adoption of the changes proposed in General Plan Amendment No. 721, there will be consistency between the project and the Circulation Element. As provided in Environmental Impact Report No. 471 and detailed in Environmental Impact Report Appendix N, the project would not create an internal inconsistency among the elements or any General Plan policies.

2) A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, General Planning Principles, or Foundation Component. The project is proposing to make changes to the project site's Foundation Components. As provided above, this condition is the opportunity that is presented by having 2,883 acres under the control of one entity that wants to pursue a comprehensive master plan to address not only the land uses, but the infrastructure and open space needs as well and which in doing so will assist the County in compliance with the MSHCP and furthering the objectives of the General Plan.

8) A Foundation Component change is necessary to facilitate implementation of open space or transportation corridor designations arising from the MSHCP and Community Environmental Transportation Acceptability Program (CETAP) programs that are contained in this General Plan, and that could not be accomplished by a lesser change in the General Plan. As provided above, the opportunity that is presented by having 2,883 acres under the control of one entity that wants to pursue a comprehensive master plan to address not only the land uses, but the infrastructure and open space needs as well and which in doing so will assist the County in compliance with the MSHCP and CETAP corridor. The project leverages the unusually large size of the property under single ownership and compact building design to provide over 50% open space (conservation, parks, trails, earthen drainage channels, landscape setbacks, terrace slopes and open space). Specifically, Alternative 7 includes approximately 1,050 acres of conservation habitat. Conservation of a contiguous 900+ acre portion of the Lakeview Mountains allows implementation of the MSHCP and avoidance of sensitive species/habitats and significant cultural resources. This opportunity allows a more comprehensive analysis of biological resources and comprehensive approach to conserving open space consistent with the MSCHP. Smaller individual projects may result in a piecemeal approach when designating specific open space areas for conservation. Additionally, Alternative 7 does not include JJ Street, and therefore eliminates the need to extend the length of the undercrossing that is part of the Riverside County Transportation Commission's Mid-County Parkway project, in order to accommodate JJ Street and to facilitate wildlife movement along PCL-20. As such, Alternative 7 reduces impacts to wildlife movement at the undercrossing by limiting the distance for wildlife to cross under the roadway.

Additionally, given the infrastructure needs and resulting costs, such smaller developments may not be at a scale to offset such costs and needed infrastructure would be delayed and frustrate the implementation of the CETAP. The opportunity to have a comprehensive master plan to develop this area, as would be allowed by the Foundation Component change, provides the ability to offset the costs of providing right-of-way for the Mid-County Parkway (pursuant to provisions within the Development Agreement). Without this provision, such right-of-way would have to be obtained through purchase of the right-of-way, which could be costly and could delay the Mid-County Parkway's construction.

7. The following findings can be made in support of the General Plan Amendment No. 720 Agricultural Foundation Component Amendment pursuant to Ordinance No. 348 Section 2.7.B and E:

B) Pursuant to Ordinance No. 348 Section 2.7.B.3, a maximum of 7% of the Agricultural Foundation acreage shall be generally authorized for conversion from the Agriculture Foundation Component to any other Foundation Component within a 2 ½ year period. The proposed amendment to the Agricultural Foundation Component would be within the July 1, 2016 to December 31, 2018 2 ½ year cycle. At the start of the current 2 ½ year cycle, the total acreage

within Area C of Riverside County (consisting of western Riverside County which excludes the Western Coachella Valley, Eastern Coachella Valley, Desert Center, and Palo Verde Valley Area Plans) was 29,498.94 acres. Within this time period, no other changes to the Agricultural Foundation Component have already occurred. The current change to convert 826 acres from Agricultural Foundation to Community Development represent a 2.8% change to the total acreage of the Agricultural Foundation Component. Additionally, prior cycles have resulted in changes to the Agricultural Foundation Component that have been below the 7% maximum per cycle to convert to another Foundation Component, which is allowed to roll over to subsequent cycles as unutilized conversion. Therefore, the proposed change to the Agricultural Foundation Component Amendment would not result in a greater than 7% conversion of Agricultural Foundation Component designated area to another Foundation Component.

E) As provided above, the General Plan Amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

8. The following findings can be made in support of the General Plan Amendment No. 721 Entitlement/Policy Amendment pursuant to Ordinance No. 348 Section 2.4:

a) The General Plan Amendment does not conflict with the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

Riverside County Vision: On the topic of Transportation, the Riverside County Vision provides , "Investment in, and expansion of, the existing freeway and arterial street networks continue to be a critical part of our comprehensive transportation system development." The project would further refine this system and provide for implementation of not just the roadways, but also area trails. General Plan Amendment No. 721 modifies the Circulation Plan as shown on Figure 7 and Trails and Bikeway System as shown on Figure 8 of the Lakeview Nuevo Area Plan relative to the specific location of roads and trails, the expansion of arterial street networks will occur as outlined in the Riverside County Vision through the Specific Plan and further implementing development. The project will be implementing the vision through a more comprehensive plan of trails for the area and through improvements to roads as shown and required in the Specific Plan.

This is simply a sampling of the Vision topics related to the Circulation Element General Plan Amendment in which the proposed General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the proposed General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

b) General Planning Principle: The General Plan Amendment implements the Principle for Transportation Corridors III.B.1, specifically, the need for new transportation corridors with a mix of modes of transportation. The General Plan Amendment with its modified locations of roads and trails and the related Specific Plan implements this by accommodating further development of Ramona Expressway and providing for area trails and mass transit opportunities with the clustered areas of development around the Town Center area of the project. The Principle for Street Standards which notes that local street standards warrant a review to allow alternative designs to allow for creative street design while allowing for public safety is specifically implemented by the General Plan Amendment through its revised alignments and street standards specifically

implements this principle. This is simply a sampling of the Principles in which the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no other Principles that the proposed General Plan Amendment inherently conflicts with. Therefore, General Plan Amendment No. 721 would not conflict with the Riverside County General Plan Principles

c) Foundation Component: General Plan Amendment No. 721 does not change a Foundation Component. However, General Plan Amendment No. 721 is part of the overall project which also includes General Plan Amendment No. 720 which does modify Foundation Components as described above. Findings to support an extraordinary foundation component amendment are provided above.

d) The project would either contribute to the purposes of the General Plan or, at a minimum, not be detrimental to the purposes of the General Plan and the Lakeview/Nuevo Area Plan because the project, which this General Plan Amendment is a part of, is contributing to the achievement of the purposes of the General Plan with regards to the expansion and construction of the Ramona Expressway and the dedication of approximately 895 acres to the Riverside County Multi-Species Habitat Conservation Plan.

e) There are new conditions or special circumstances that were unanticipated in preparing the General Plan. This condition is the opportunity that is presented by having 2,883 acres under the control of one entity that wants to pursue a comprehensive master plan to address not only the land uses, but the infrastructure and open space needs as well and which in doing so will assist the County in compliance with the MSHCP and furthering the objectives of the General Plan. Without such an extensive ownership and ability to comprehensively plan for the area, which balances out the needs for open space conservation with areas with increased intensity as well as ability to provide for necessary infrastructure to serve this intensity, such land use designations would not be as practical applied on their own. Additionally, the Environmental Impact Report for the Mid-County Parkway was acted on by the Riverside County Transportation Commission on April 8, 2015 and the Environmental Impact Statement was approved by the Federal Highway Administration on April 24, 2015 and Record of Decision was issued on August 26, 2015. This updated status of the Mid-County Parkway is a substantial threshold crossed which brings it closer to being implemented. While the project already exists on a major transportation corridor of Ramona Expressway, the updated status of Mid-County Parkway represents a new condition or circumstance to further support the development of a master planned community that would both be served by this transportation corridor and to develop higher densities around the corridor as is proposed by the project and is supported by the General Plan Vision and Principles as previously noted in finding 5.a).

9. The project would change the land use designation of a 2.56-acre area from Highest Density Residential to Mixed Use as shown in the proposed Specific Plan land use plan. Similarly, the zoning classification of the area is currently zoned Highest Density Residential (R-7) and is proposed to change to Specific Plan (SP). The Highest Density Residential (R-7) zoning classification is an implementation of the Housing Element to designate adequate properties for a certain level of density to achieve affordable housing goals and the Regional Housing Needs Assessment (RHNA) for the County of Riverside. This particular site could accommodate up to 102 units for affordable housing assuming a maximum density of 40 dwelling units per acre. Although the project would change this from HHDR and R-7 to another land use designation and zoning that would not provide for similar development potential on that particular site, through the

overall Specific Plan and Development Agreement a minimum of 872 dwelling units are required to be developed at a density between 20 to 40 dwelling units per acre to provide an opportunity for for affordable housing. This provision through the Specific Plan and Development Agreement would more than balance out the loss of affordable housing units from this particular site, and allows the project to still be consistent with the General Plan Housing Element.

10. This project is primarily located within a Community Development Overlay of the General Plan. This overlay generally allows for Community Development land use designations to be applied through General Plan Amendments where Rural, Rural Community, Agriculture, or Open Space Foundation Component areas exist. The project implements this with its proposal for Community Development land use designations.

11. The zoning for the subject site is Light Agriculture – 10-acre minimum (A-1-10), Heavy Agriculture – 10-acre minimum (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Manufacturing – Service Commercial (M-SC), Residential Agricultural (R-A), Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 10-acre minimum (R-A-10), Residential Agricultural, 2 ½-acre minimum (R-A-2½), Rural Residential (R-R), One-Family Dwellings (R-1), Highest Density Residential (R-7), and Natural Assets, 640-acre minimum lot size (N-A-640).

12. The project site is surrounded by properties which are zoned Natural Assets – 640 Acre Minimum (N-A-640), Light Agriculture – 10 Acre Minimum (A-1-10), Heavy Agriculture 10 Acre Minimum (A-2-10) to the north, Controlled Development Areas (W-2) and the City of San Jacinto to the east, Residential Agricultural (R-A), Residential Agricultural – 1 Acre Minimum (R-A-1), Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½), Residential Agricultural – 10 Acre Minimum (R-A-10) to the south, Residential Agricultural (R-A), Highest Density Residential (R-7), One Family Dwelling (R-1) to the west.

13. The current land uses on surrounding parcels include vacant land in the City of Jan Jacinto to the east, existing large lot single family residential to the west, the Lakeview Mountains south, and the San Jacinto Wildlife Area and existing dairies to the north. Uses on site include an abandoned RV park, the McAnally Chicken Ranch, agriculture, vacant land, single family residential and the an MWD Aqueduct.

14. This project is located within several Criteria Areas of the Multi-Species Habitat Conservation Plan, and as such has been required to complete the Habitat Assessment Negotiation Strategy (HANS # 313) and the Joint Project Review (JPR) process with the Regional Conservation Authority (RCA) pursuant to the RCA JPR letter dated June 16, 2008. A total of 984.5 acres of conservation is required within the boundaries of this project. The RCA determined that the project will provide adequate conservation for applicable core, habitat block, linkage, and criteria cells in the Specific Plan area and is consistent with the MSHCP reserve assembly requirements.

15. This project is located within the Stephen's Kangaroo Rat Fee Area and will be subject to applicable fees pursuant to Riverside County Ordinance No. 663 (Condition 30.PLANNING.28).

16. This Specific Plan is located with areas designated as Very High and Moderate fire hazard severity as well as areas with no fire hazard severity designation. The areas within Very High and Moderate fire hazard severity designated areas are located primarily within State Responsibility Areas with some smaller areas located within Local Responsibility Areas. No subdivisions are proposed at this

time, but future subdivisions will be required to comply with the provisions of Government Code section 66474.02

17. Fire protection and suppression services will be available for the Specific Plan through Riverside County Fire Department.

18. Development Agreement No. 73 ("DA") is consistent with the General Plan, public health, safety, and general welfare. The express terms of the DA grants the applicant a vested right to develop the Project in accordance with existing land use regulations, including in accordance with the General Plan. The conditions of approval and mitigation measures, the approvals of which are incorporated in the exhibits of the DA, ensure that the Specific Plan is developed in a way that is consistent with public health, safety and general welfare. Moreover, the DA will provide significant public benefits. All of these agreement provisions ensure that the DA will provide significant benefits.

19. Environmental Impact Report (EIR) No. 471 was prepared and circulated in compliance with the California Environmental Quality Act (CEQA). All potentially significant effects have been adequately analyzed in the EIR pursuant to applicable legal standards, and most have been avoided or mitigated, including mitigation measures that are required for the project. However, the impacts to Aesthetics, Agricultural and Forestry Resources, Air Quality, Cultural Resources, Noise, Population/Housing, Transportation/Traffic, Utilities, and Greenhouse Gas Emissions cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations, and feasible mitigation measures as identified in the Draft EIR and Final EIR. A Final EIR has been prepared and includes responses to comments received during the comment period. EIR Alternative 7 is the environmentally superior alternative compared to the applicant proposed Specific Plan.

CONCLUSIONS:

1. Upon adoption of General Plan Amendments No. 720 and 721 the project will be in conformance with the Land Use Designations as illustrated in the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan.

2. Upon adoption of the proposed zone change, the project will be consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348.

3. Upon adoption of the proposed Specific Plan zoning ordinance text the project is consistent with all other applicable provisions of Ordinance No. 348.

4. The Environmental Impact Report has determined that most potential adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, overriding considerations will be required for the following unavoidable adverse impacts: Aesthetics, Agricultural and Forestry Resources, Air Quality, Cultural Resources, Noise, Population/Housing, Transportation/Traffic, Utilities, and Greenhouse Gas Emissions. These overriding considerations will be included in the Board of Supervisors resolution certifying the EIR.

5. The public's health, safety, and general welfare are protected through project design.

6. The project is conditionally compatible with the present and future logical development of the area.

7. The project will potentially have a significant effect on the environment.

8. The project will not preclude reserve design for the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. The project site is not located within:
   a. The City of Perris sphere of influence;
   b. The City of San Jacinto sphere of influence;
   c. An Alquist-Priolo earthquake fault hazard study zone;
   d. A dam inundation area;
   e. A Redevelopment area; or,
   f. An airport influence area.

2. The project site is located within:
   a. The boundaries of the Nuview Elementary School District;
   b. The boundaries of the Perris Union High School District;
   c. The boundaries of Community Service Area 146;
   d. A 100-year flood plain, partially;
   e. The Lakeview/Nuevo Area Drainage Plan (ADP):
   f. The Stephens Kangaroo Rat Fee Area;
   g. A Very High Fire Area, partially;
   h. Sixteen Western Riverside County MSHCP Criteria Cells; and,
   i. A low and moderate potential liquefaction area.

3. The subject site is currently designated as Assessor's Parcel Numbers 425-100-002, 425-100-015, et al.

Date Prepared: 06/02/17
Date Revised: 08/29/17

Planning Commission **County of Riverside**

RESOLUTION 2017-006

RECOMMENDING ADOPTION OF

GENERAL PLAN AMENDMENT NO. 720,

GENERAL PLAN AMDENDMENT NO. 721, AND

SPECIFIC PLAN NO. 342

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on September 6, 2017, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on September 6, 2017, that it has reviewed and considered the environmental document prepared or relied on and recommends the following, based on the findings and conclusions in the staff report and incorporated herein by reference:

ADOPTION of a resolution certifying the environmental document, **ENVIRONMENTAL IMPACT REPORT NO. 471**;

APPROVAL of **SPECIFIC PLAN NO. 342**;

APPROVAL of **GENERAL PLAN AMENDMENT NO. 720**; and

APPROVAL of **GENERAL PLAN AMENDMENT NO. 721.**

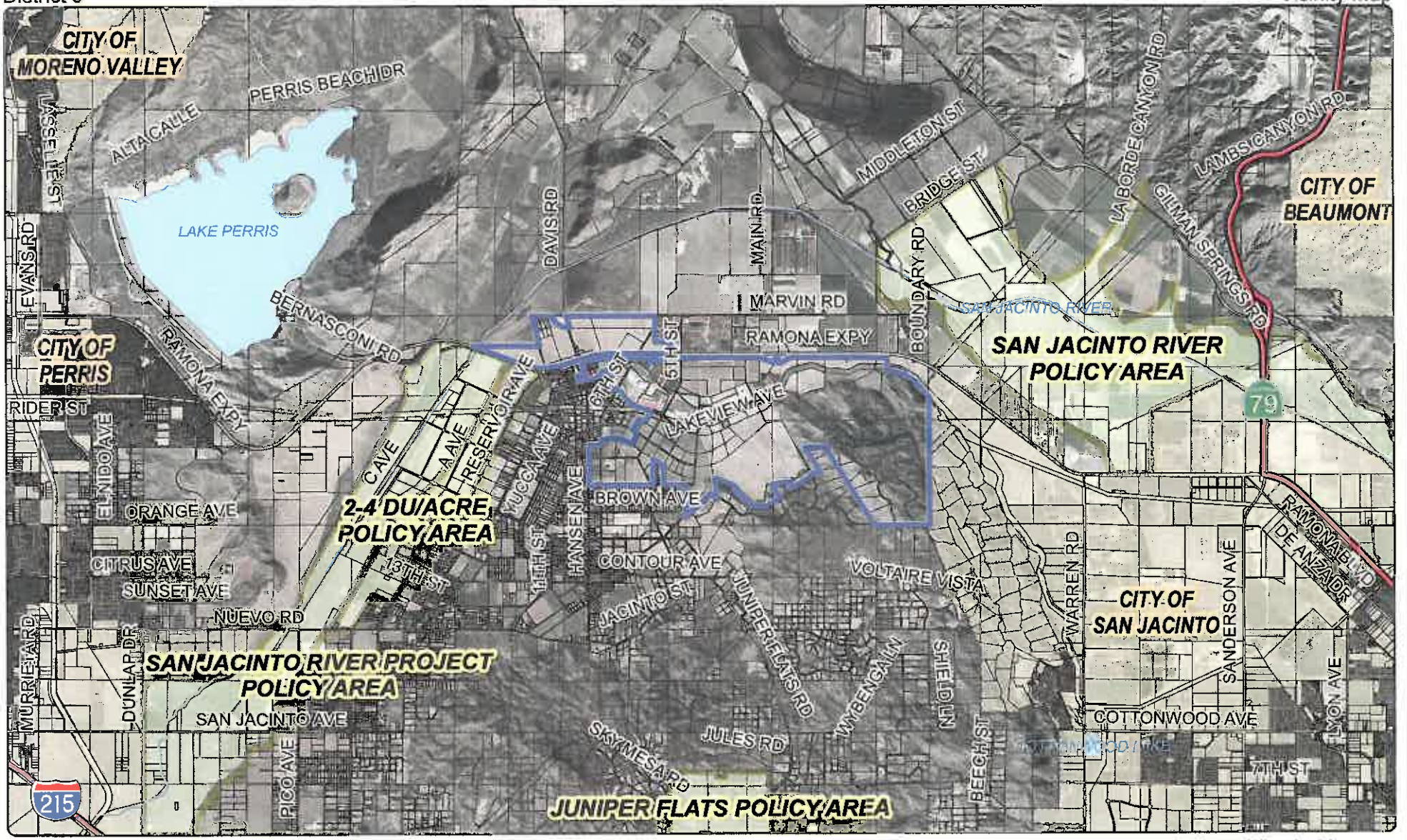
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07055 GPA00720 GPA00721 SP00342 DA00073

VICINITY/POLICY AREAS

Supervisor: Ashley
District 5

Date Drawn: 08/04/2017
Vicinity Map



Zoning Area: Lakeview & Hemet/San Jacinto

Author: Vinnie Nguyen

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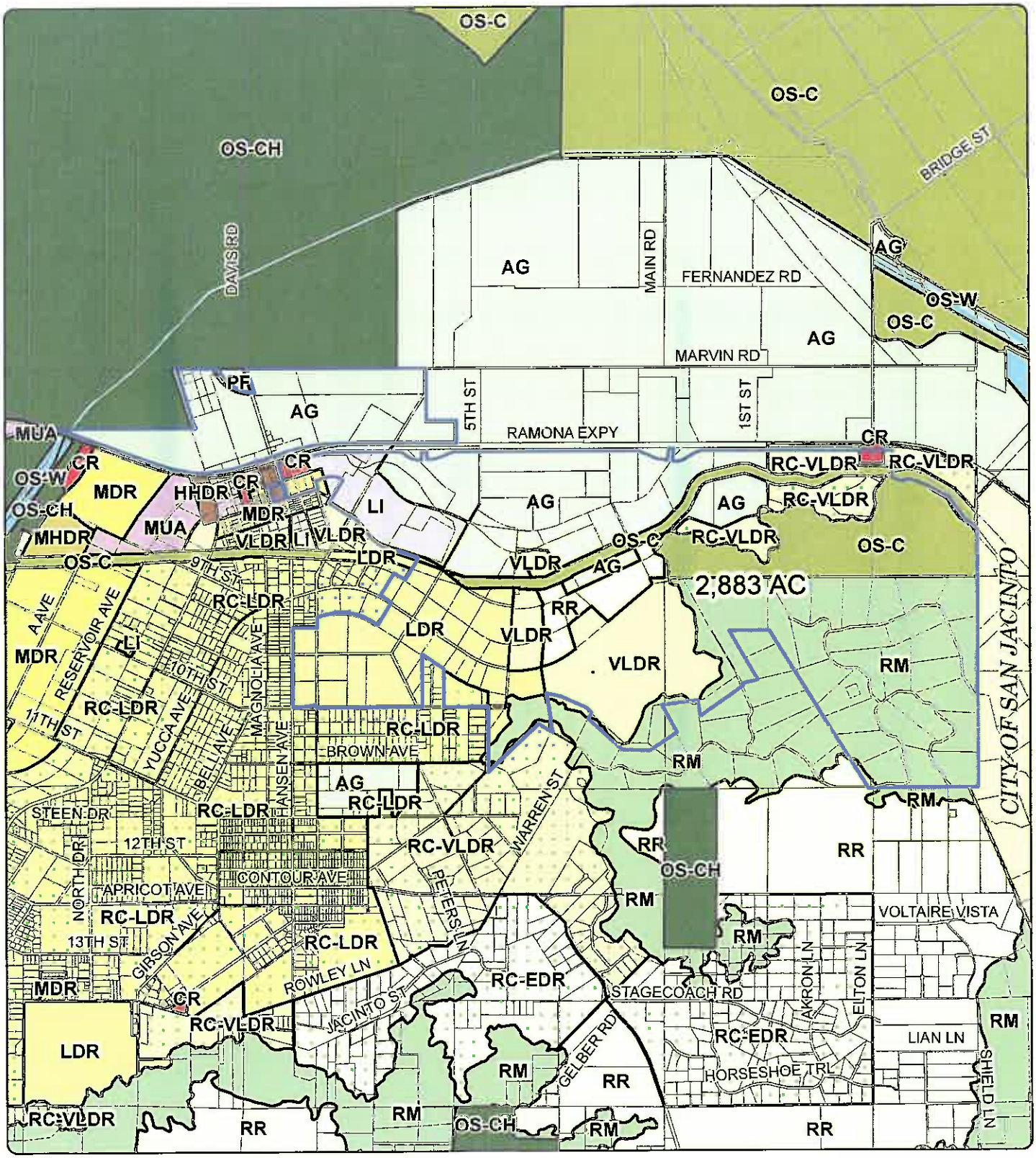
Feet

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 office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07055 GPA00720 GPA00721 SP00342 DA00073
EXISTING GENERAL PLAN

Supervisor: Ashley
District 5

Date Drawn: 08/04/2017
Exhibit 5



Zoning Area: Lakeview & Hemet/San Jacinto

Author: Vinnie Nguyen

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Feet

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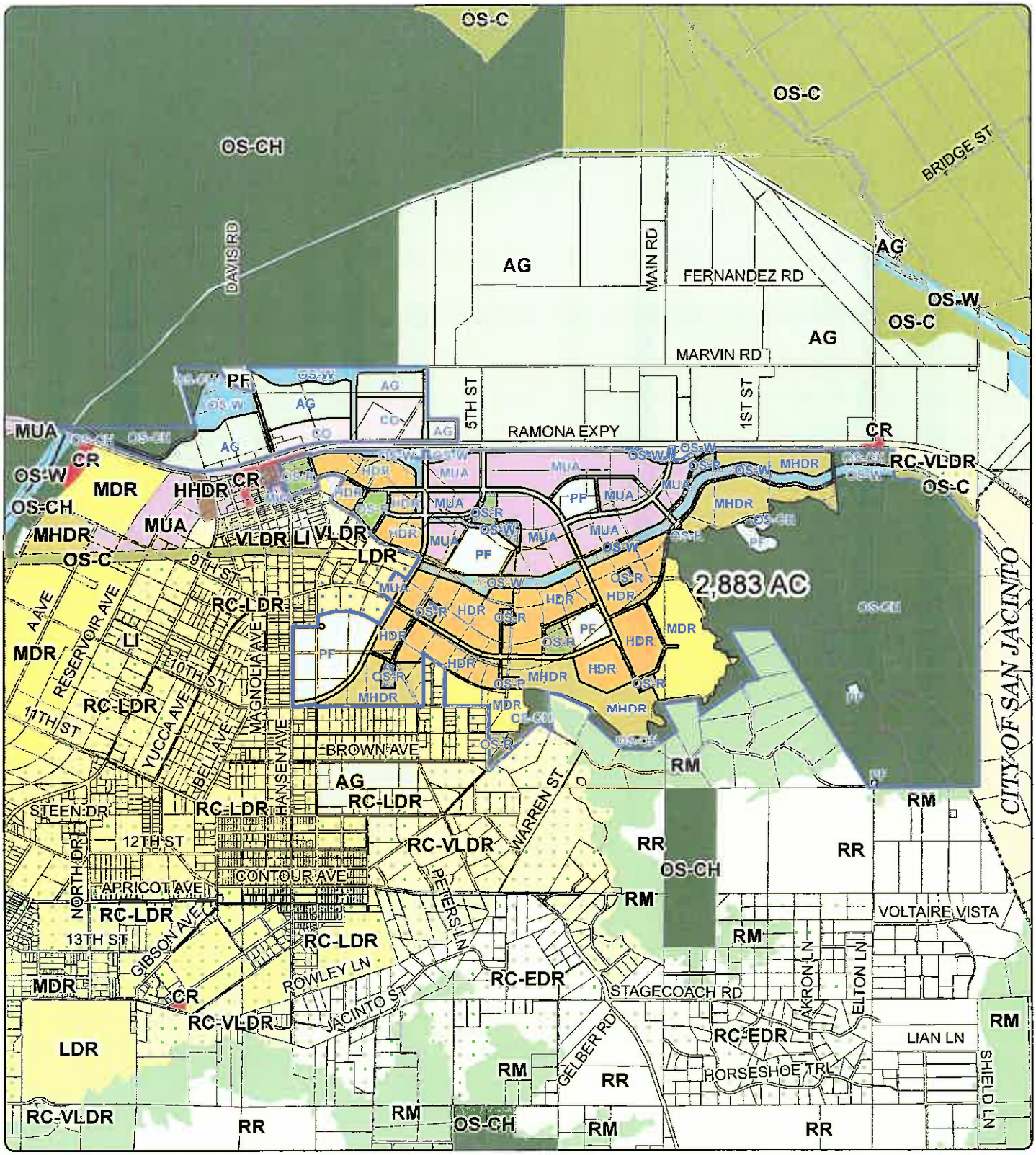
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07055 GPA00720 GPA00721 SP00342 DA00073
PROPOSED GENERAL PLAN

Supervisor: Ashley
District 5

Date Drawn: 08/04/2017
Exhibit 6



Zoning Area: Lakeview & Hemet/San Jacinto

Author: Vinnie Nguyen

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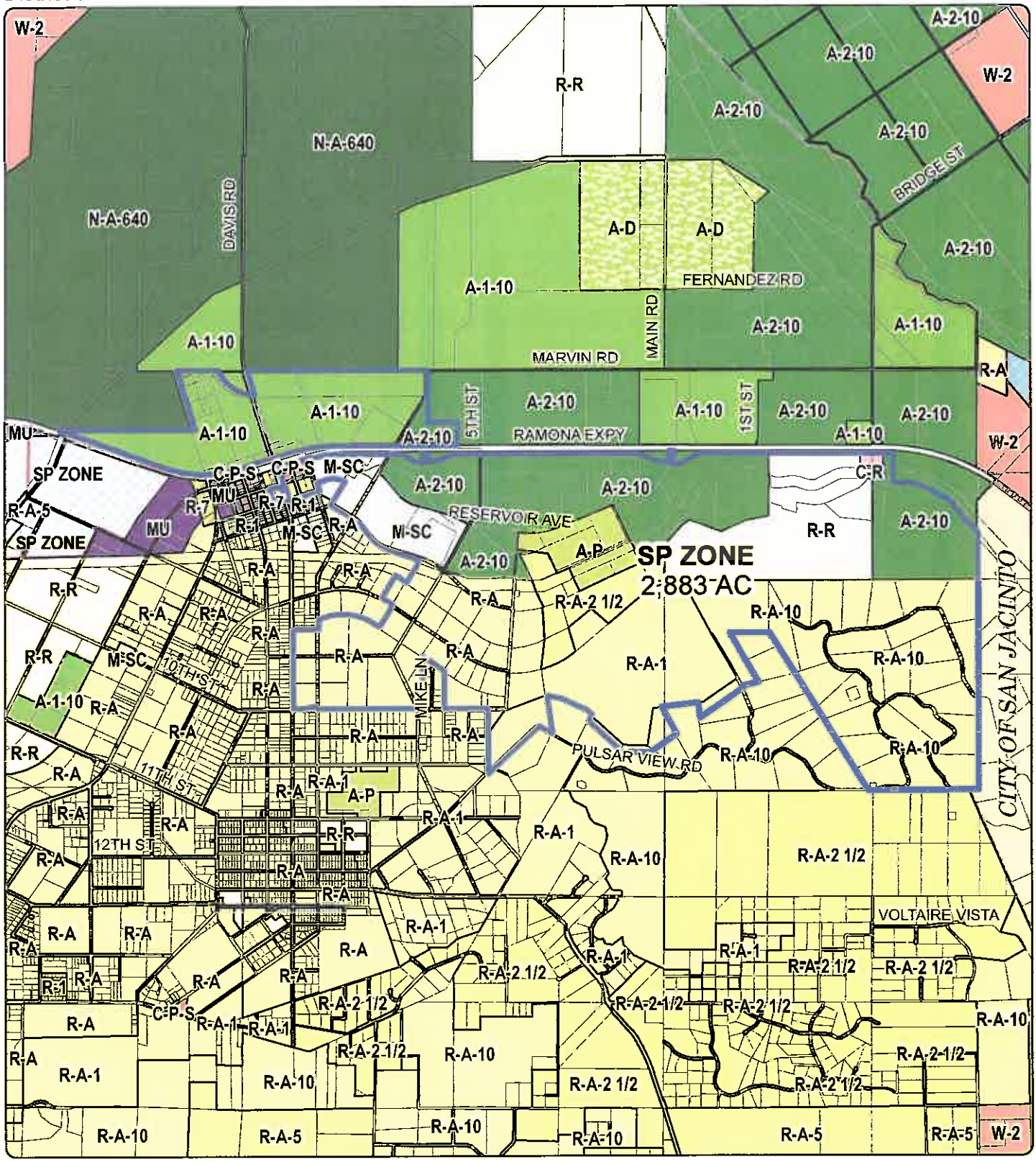
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07055 GPA00720 GPA00721 SP00342 DA00073

Supervisor: Ashley
District 5

PROPOSED ZONING

Date Drawn: 08/04/2017
Exhibit 3



Zoning Area: Lakeview & Hemet/San Jacinto

Author: Vinnie Nguyen

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0 1,800 3,600 7,200
Feet

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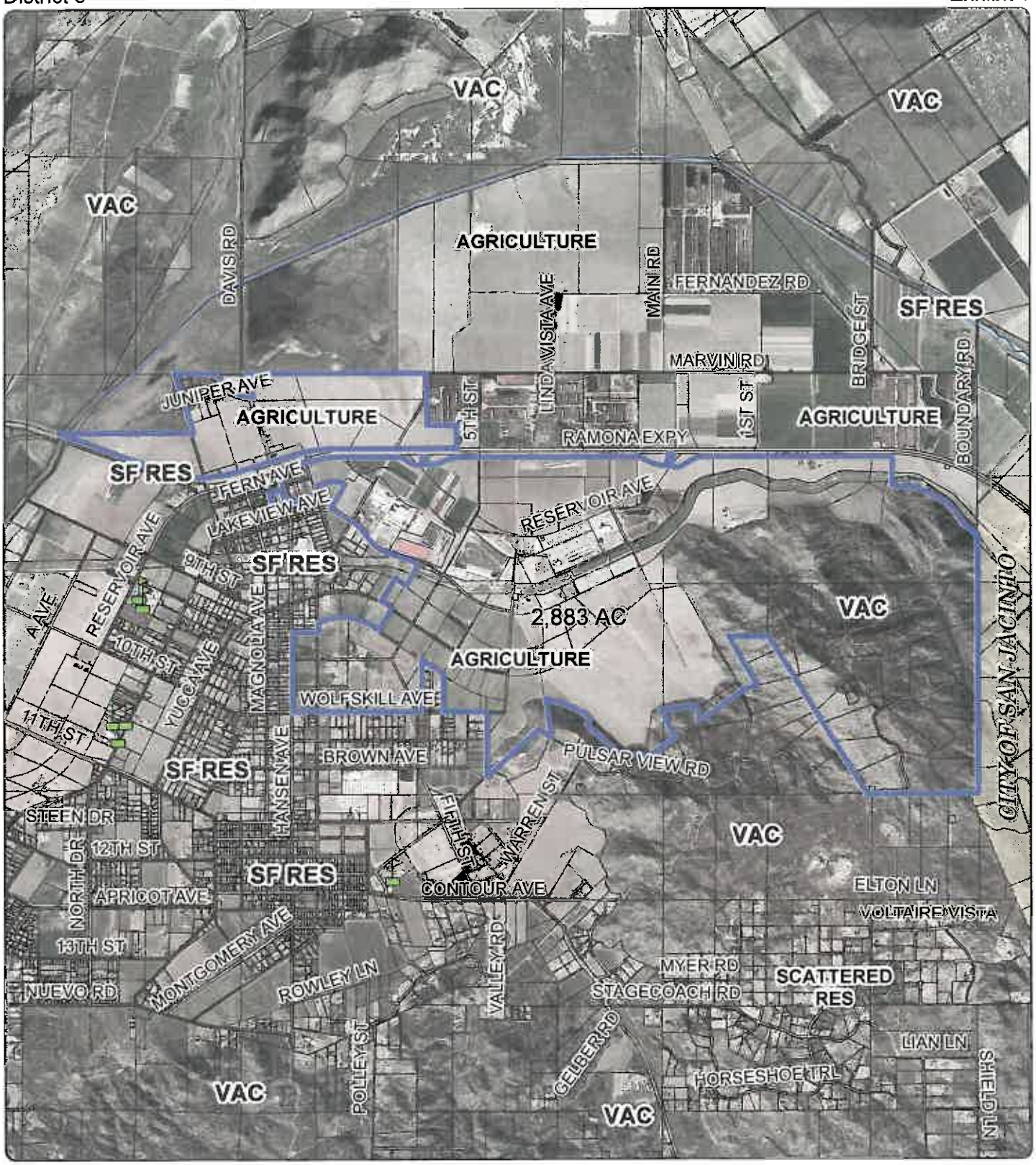
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07055 GPA00720 GPA00721 SP00342 DA00073

Supervisor: Ashley
District 5

LAND USE

Date Drawn: 08/04/2017
Exhibit 1



Zoning Area: Lakeview & Hemet/San Jacinto

Author: Vinnie Nguyen

N

0 1,800 3,600 7,200
Feet

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.rctlma.org

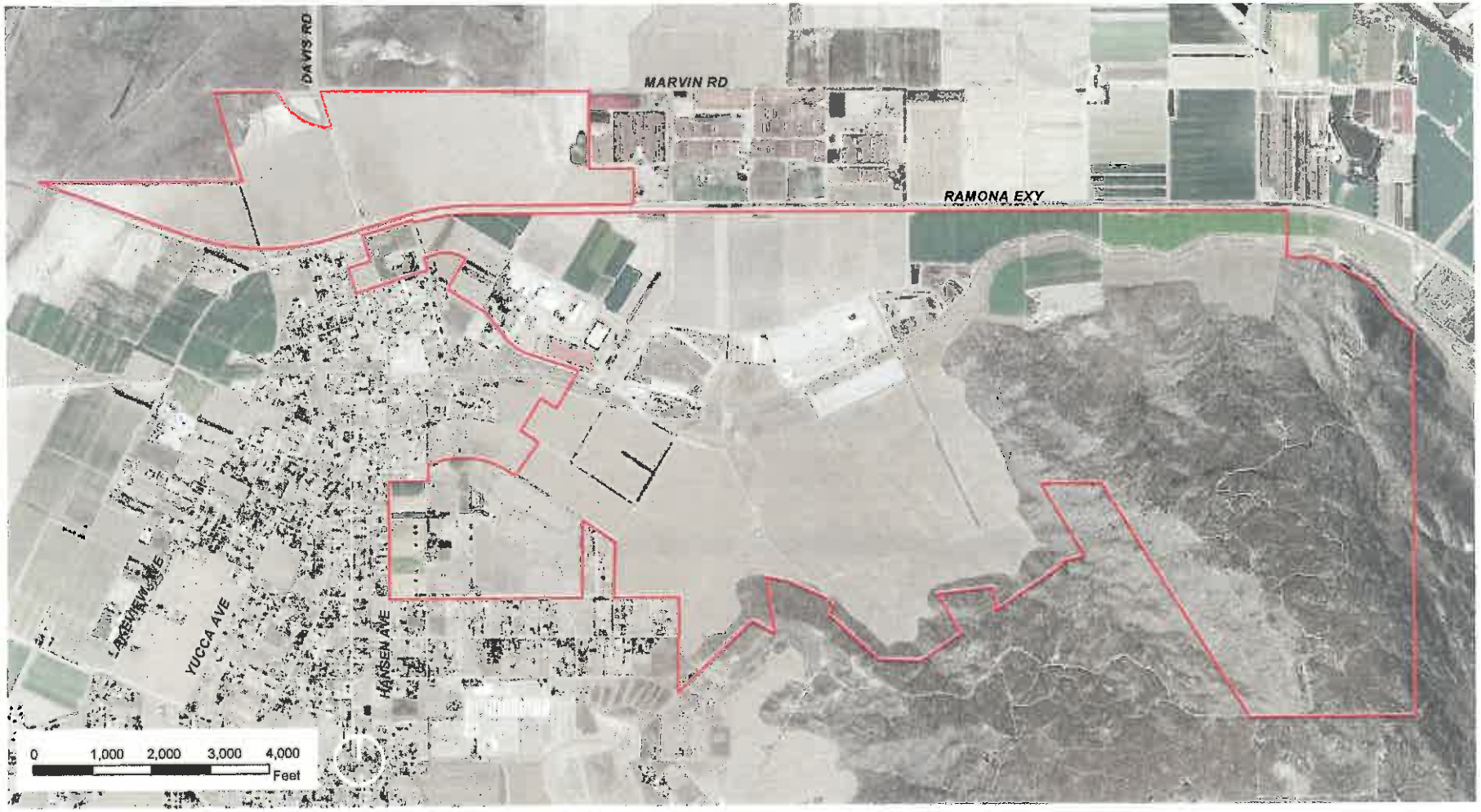
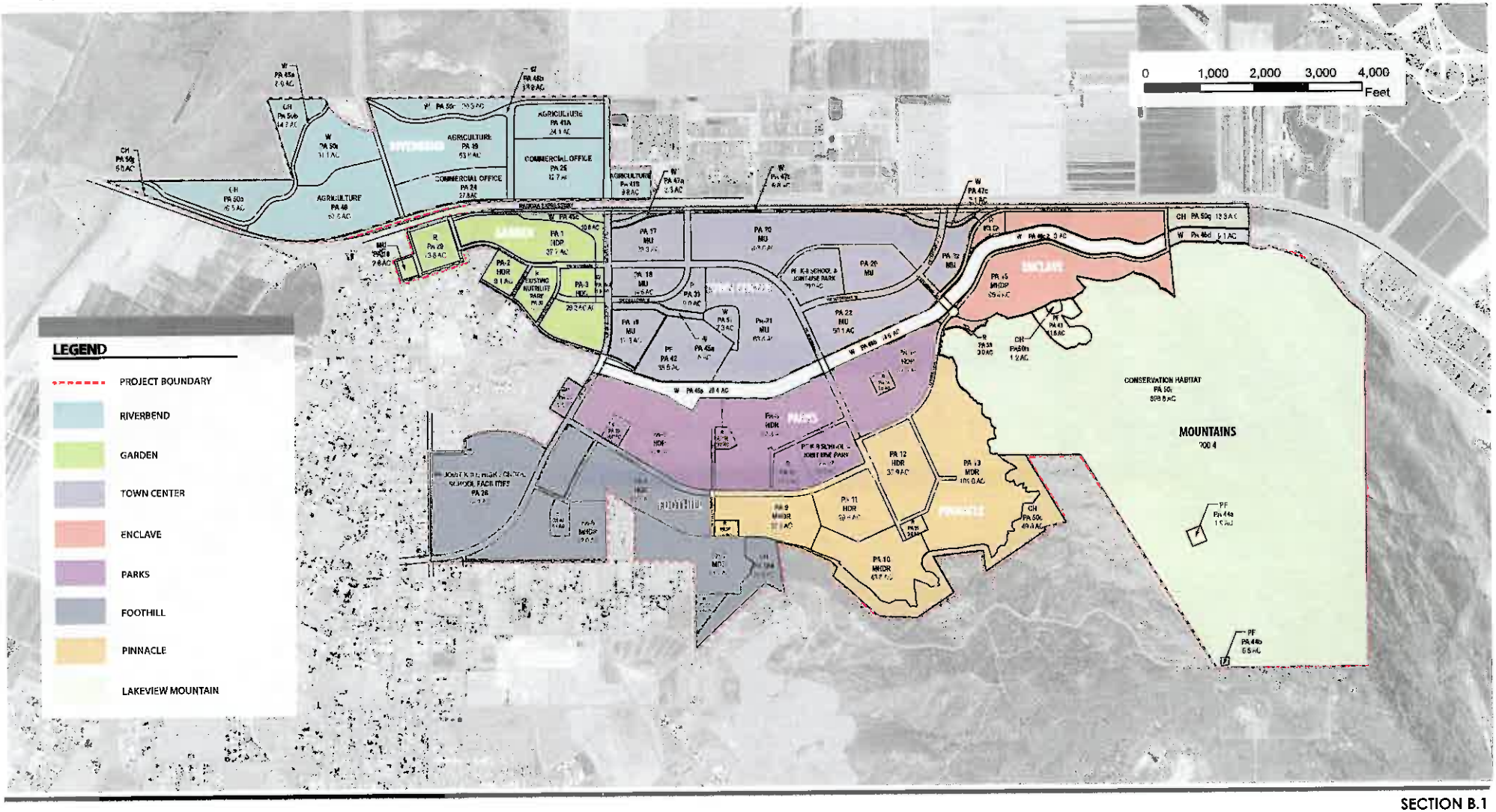

DAVIS RD
MARVIN RD
RAMONA EXY
BREEZEWAY AVE
YUCCA AVE
HANSEN AVE
0 1,000 2,000 3,000 4,000
Feet

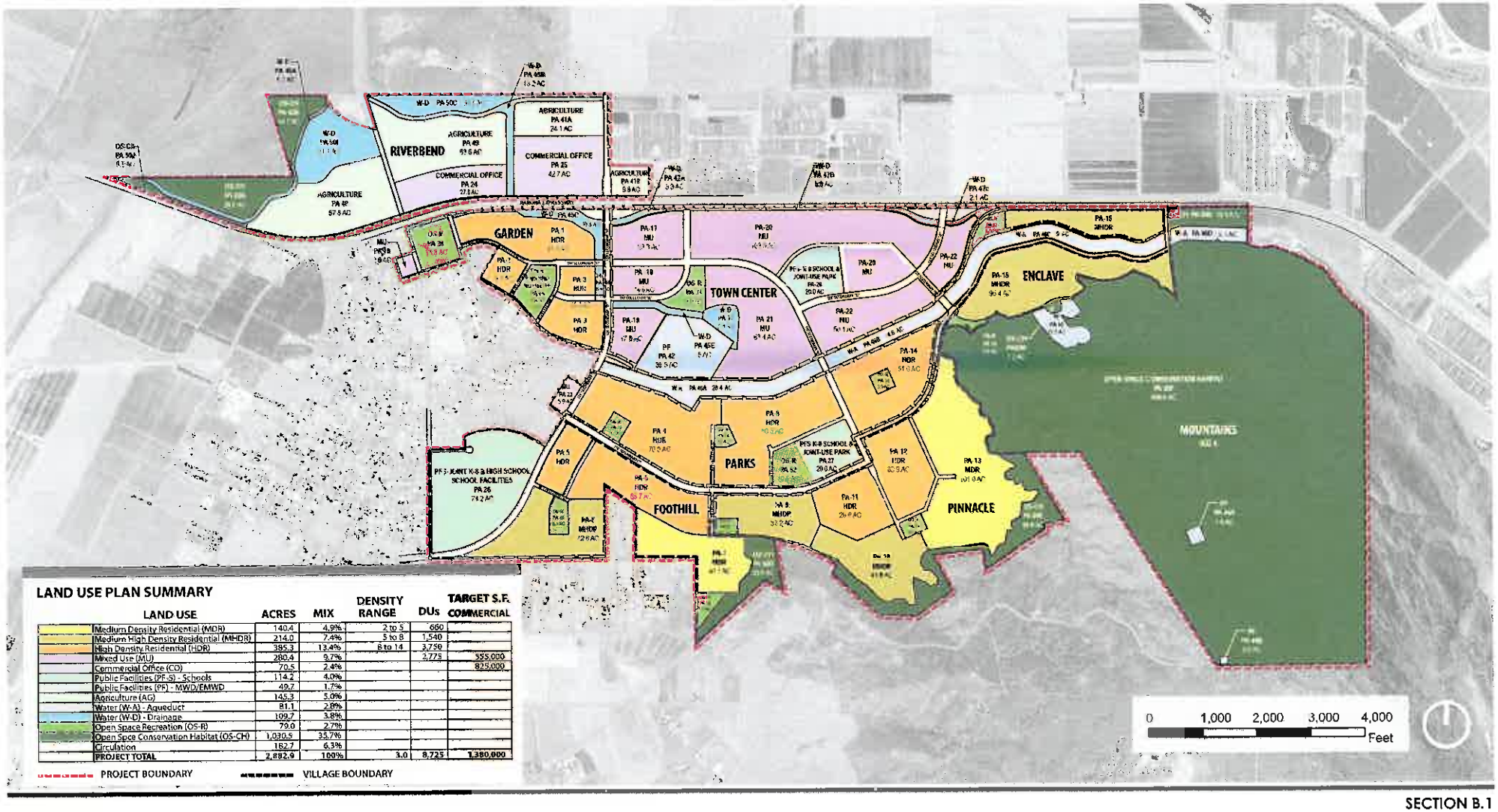
Table B.1.1 – Land Use Summary

Land Use Designation	Land Use Designation	Density Range	Gross Acres	Target Dwelling Units/Square Footage	% of Total Acres
Residential					
Medium Density Residential	MDR	2 to 5	141	660 DU	5%
Medium High Density Residential	MHDR	5 to 8	214	1,540 DU	7%
High Density Residential	HDR	8 to 14	385	3,750 DU	13%
Mixed Use					
Mixed Use	MU	8 to 40	280	2,775 DU/555,000 SQFT	10%
Commercial					
Commercial Office	CO	-	71	825,000 SQFT	2%
Agriculture					
Agriculture	AG	-	145	-	5%
Open Space and Recreation					
Recreation	OS-R	-	79	-	3%
Conservation Habitat	OS-CH	-	1,030	-	36%
Public Facilities					
Schools	PF-schools	-	114	-	4%
Public Facilities - MWD/EMWD	PF	-	50	-	2%
Water-aqueduct	W	-	81	-	3%
Water-drainage	W-drainage	-	110	-	4%
Circulation	-	-	183	-	6%
TOTAL	-	-	**2,883**	**8,725 DU/1,380,000 SQFT**	**100%**

The Project will provide upgrades to the regional infrastructure including:

1. Upgrades to the existing road network
2. New circulation improvements
3. New sanitary sewer services
4. New flood control facilities, which will remove existing residences from the floodplain
5. Increased fire protection with the installation of new water storage tanks
6. A new water quality basin to improve the quality of stormwater runoff, thus enhancing the San Jacinto River and Wildlife Area


0 1,000 2,000 3,000 4,000 Feet
LEGEND
PROJECT BOUNDARY
RIVERBEND
GARDEN
TOWN CENTER
ENCLAVE
PARKS
FOOTHILL
PINNACLE
LAKEVIEW MOUNTAIN
AGRICULTURE
COMMERCIAL OFFICE
CONSERVATION HABITAT
MOUNTAINS



LAND USE PLAN SUMMARY

LAND USE	ACRES	MIX	DENSITY RANGE	DUs	TARGET S.F. COMMERCIAL
Medium Density Residential (MDR)	140.4	4.9%	2 to 5	660	
Medium High Density Residential (MHDR)	214.0	7.4%	5 to 8	1,540	
High Density Residential (HDR)	385.3	13.4%	8 to 14	3,750	
Mixed Use (MU)	280.4	9.7%		2,775	555,000
Commercial Office (CO)	70.5	2.4%			825,000
Public Facilities (PF-S) - Schools	114.2	4.0%			
Public Facilities (PF) - MWD/EMWD	49.7	1.7%			
Agriculture (AG)	145.3	5.0%			
Water (W-A) - Aqueduct	81.1	2.8%			
Water (W-D) - Drainage	109.7	3.8%			
Open Space Recreation (OS-R)	79.0	2.7%			
Open Spce Conservation Habitat (OS-CH)	1,030.5	35.7%			
Circulation	182.7	6.3%			
PROJECT TOTAL	**2,892.9**	**100%**	**3.0**	**8,725**	**1,380,000**

PROJECT BOUNDARY VILLAGE BOUNDARY

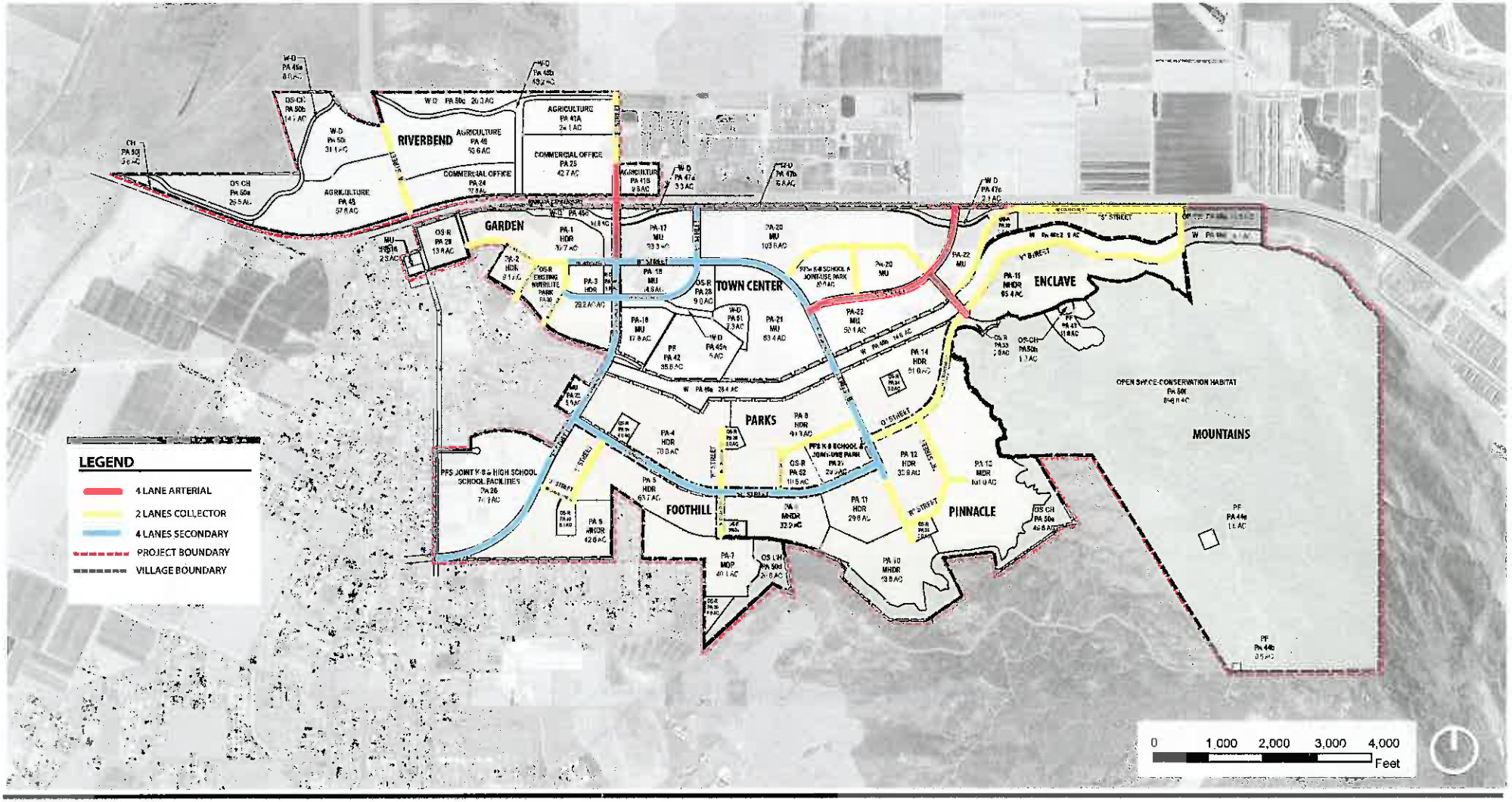
Table B.1.2, Detailed Land Use Summary by Planning Area

PA #	Village	Land Use Designation	Land Use Designation	Density Range		Gross Acres	Target DU	Target Commercial SF
River Bend Village								
24	River Bend	Commercial Office	CO	-	-	28	-	325,000
25	River Bend	Commercial Office	CO	-	-	43	-	500,000
41A	River Bend	Agriculture	AG	-	-	24	-	-
41B	River Bend	Agriculture	AG	-	-	10	-	-
45A	River Bend	Water - Drainage	W-D	-	-	8	-	-
45B	River Bend	Water - Drainage	W-D	-	-	13	-	-
48	River Bend	Agriculture	AG	-	-	58	-	-
49	River Bend	Agriculture	AG	-	-	54	-	-
50A	River Bend	Conservation Habitat	OS-CH	-	-	27	-	-
50B	River Bend	Conservation Habitat	OS-CH	-	-	15	-	-
50C	River Bend	Water-Drainage	W-D	-	-	20	-	-
50I	River Bend	Water - Drainage	W-D	-	-	31	-	-
50J	River Bend	Conservation Habitat	OS-CH	-	-	6	-	-
Town Center Village								
17	Town Center	Mixed Use	MU	8	40	23	-	200,000
18	Town Center	Mixed Use	MU	8	40	15	200	-
19	Town Center	Mixed Use	MU	8	40	18	215	-
20	Town Center	Mixed Use	MU	8	40	104	900	355,000
21	Town Center	Mixed Use	MU	8	40	63	800	-
22	Town Center	Mixed Use	MU	8	40	50	600	-
28	Town Center	Public Facility - K-8 school and joint use park	PF-S	-	-	20	-	-
31	Town Center	Recreation	OS-R	-	-	9	-	-
45E	Town Center	Water - Drainage	W-D	-	-	5	-	-
47A	Town Center	Water - Drainage	W-D	-	-	3	-	-
47B	Town Center	Water - Drainage	W-D	-	-	7	-	-
47C	Town Center	Water - Drainage	W-D	-	-	2	-	-
51	Town Center	Water - Drainage	W-D	-	-	7	-	-

PA #	Village	Land Use Designation	Land Use Designation	Density Range		Gross Acres	Target DU	Target Commercial SF
Parks Village								
4	Parks	High Density Residential	HDR	8	14	71	700	-
8	Parks	High Density Residential	HDR	8	14	60	650	-
14	Parks	High Density Residential	HDR	8	14	51	555	-
23	Parks	Mixed Use	MU	8	40	5	40	-
27	Parks	Public Facility - K-8 school and joint use park	PF-S	-	-	20	-	-
34	Parks	Recreation	OS-R	-	-	3	-	-
38	Parks	Recreation	OS-R	-	-	3	-	-
39	Parks	Recreation	OS-R	-	-	4	-	-
52	Parks	Recreation	OS-R	-	-	11	-	-
Garden Village								
1	Garden	High Density Residential	HDR	8	14	38	340	-
2	Garden	High Density Residential	HDR	8	14	9	90	-
3	Garden	High Density Residential	HDR	8	14	29	255	-
16	Garden	Mixed Use	MU	8	40	3	20	-
29	Garden	Recreation	OS-R	-	-	14	-	-
30	Garden	Recreation	OS-R	-	-	12	-	-
45C	Garden	Water - Drainage	W-D	-	-	11	-	-
45D	Garden	Water - Drainage	W-D	-	-	2	-	-
Foothill Village								
5	Foothill	High Density Residential	HDR	8	14	64	580	-
6	Foothill	Medium High Density Residential	MHDR	5	8	43	285	-
7	Foothill	Medium Density Residential	MDR	2	5	40	175	-
26	Foothill	Public Facility- Joint K-8 and High School	PF-S	-	-	74	-	-
36	Foothill	Recreation	OS-R	-	-	5	-	-

PA #	Village	Land Use Designation	Land Use Designation	Density Range		Gross Acres	Target DU	Target Commercial SF
40	Foothill	Recreation	OS-R	-	-	5	-	-
50D	Foothill	Conservation Habitat	OS-CH	-	-	21	-	-
Enclave Village								
15	Enclave	Medium High Density Residential	MHDR	5	8	95	775	-
32	Enclave	Recreation	OS-R	-	-	5	-	-
33	Enclave	Recreation	OS-R	-	-	3	-	-
Pinnacle Village								
9	Pinnacle	Medium High Density Residential	MHDR	5	8	32	195	-
10	Pinnacle	Medium High Density Residential	MHDR	5	8	44	285	-
11	Pinnacle	High Density Residential	HDR	8	14	30	265	-
12	Pinnacle	High Density Residential	HDR	8	14	34	315	-
13	Pinnacle	Medium Density Residential	MDR	2	5	100	485	-
35	Pinnacle	Recreation	OS-R	-	-	3	-	-
37	Pinnacle	Recreation	OS-R	-	-	3	-	-
50E	Pinnacle	Conservation Habitat	OS-CH	-	-	50	-	-
Lakeview Mountains								
43	Lakeview Mountains	Public Facility	PF	-	-	12	-	-
44A	Lakeview Mountains	Public Facility	PF	-	-	2	-	-
44B	Lakeview Mountains	Public Facility	PF	-	-	1	-	-
50F	Lakeview Mountains	Conservation Habitat	OS-CH	-	-	899	-	-
50G	Lakeview Mountains	Conservation Habitat	OS-CH	-	-	13	-	-
50H	Lakeview Mountains	Conservation Habitat	OS-CH	-	-	1	-	-
Other - MWD Property								
42	Other	Public Facility	PF	-	-	36	-	-
46A	Other	Water - Aqueduct	W	-	-	28	-	-

PA #	Village	Land Use Designation	Land Use Designation	Density Range		Gross Acres	Target DU	Target Commercial SF
46B	Other	Water - Aqueduct	W	-	-	15	-	-
46C	Other	Water - Aqueduct	W	-	-	29	-	-
46D	Other	Water - Aqueduct	W	-	-	9	-	-
ROW/CIRCULATION						183	-	-
						2883	**8,725**	**1,380,000**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GARDEN
TOWN CENTER
ENCLAVE
PARKS
FOOTHILL
PINNACLE
MOUNTAINS
OPEN SPACE-CONSERVATION HABITAT
PFS JOINT K-8 & HIGH SCHOOL SCHOOL FACILITIES
LEGEND
4 LANE ARTERIAL
2 LANES COLLECTOR
4 LANES SECONDARY
PROJECT BOUNDARY
VILLAGE BOUNDARY
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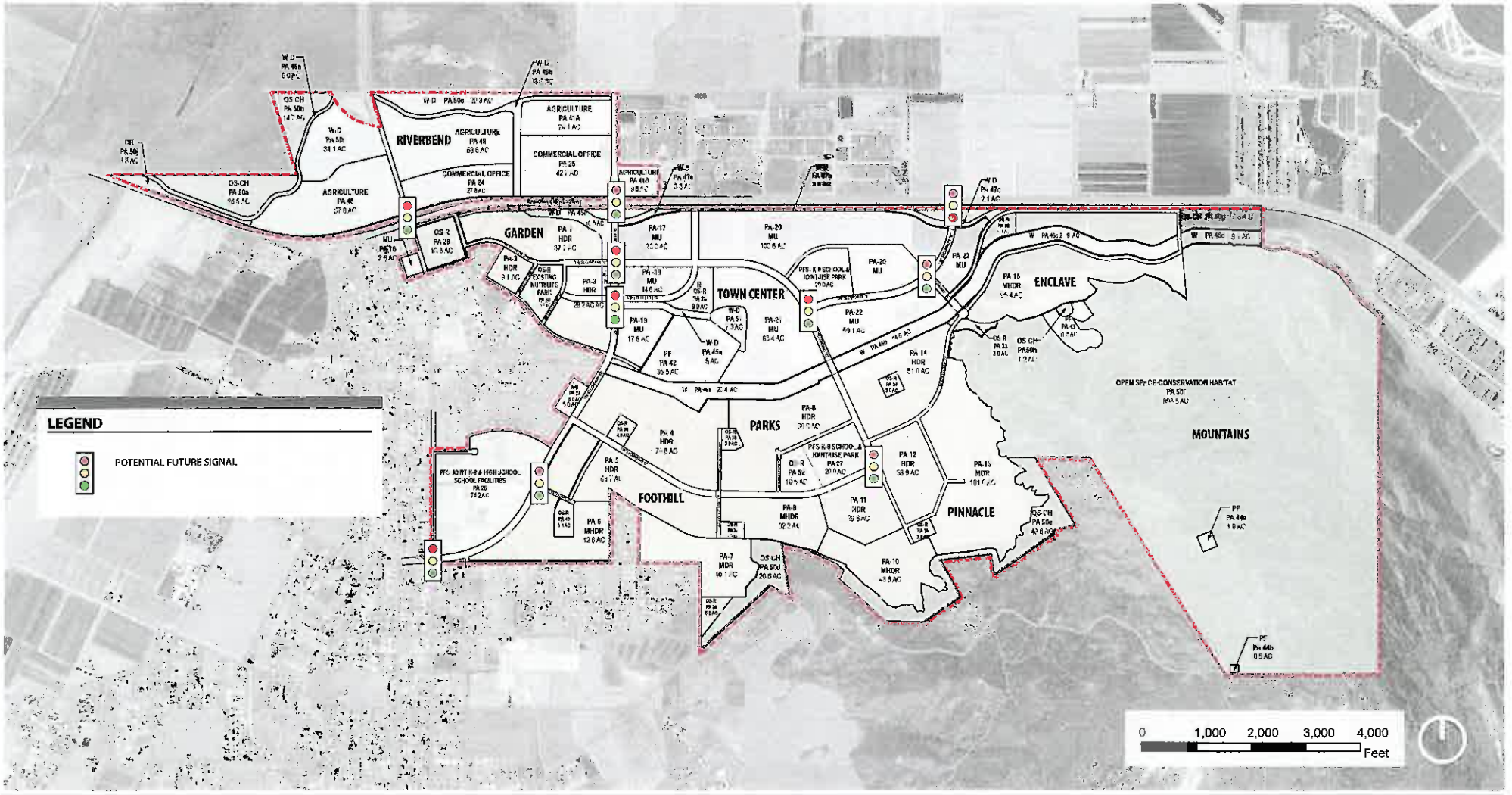
1,000
2,000
3,000
4,000
Feet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GARDEN
TOWN CENTER
ENCLAVE
PARKS
FOOTHILL
PINNACLE
MOUNTAINS
LEGEND
POTENTIAL FUTURE SIGNAL
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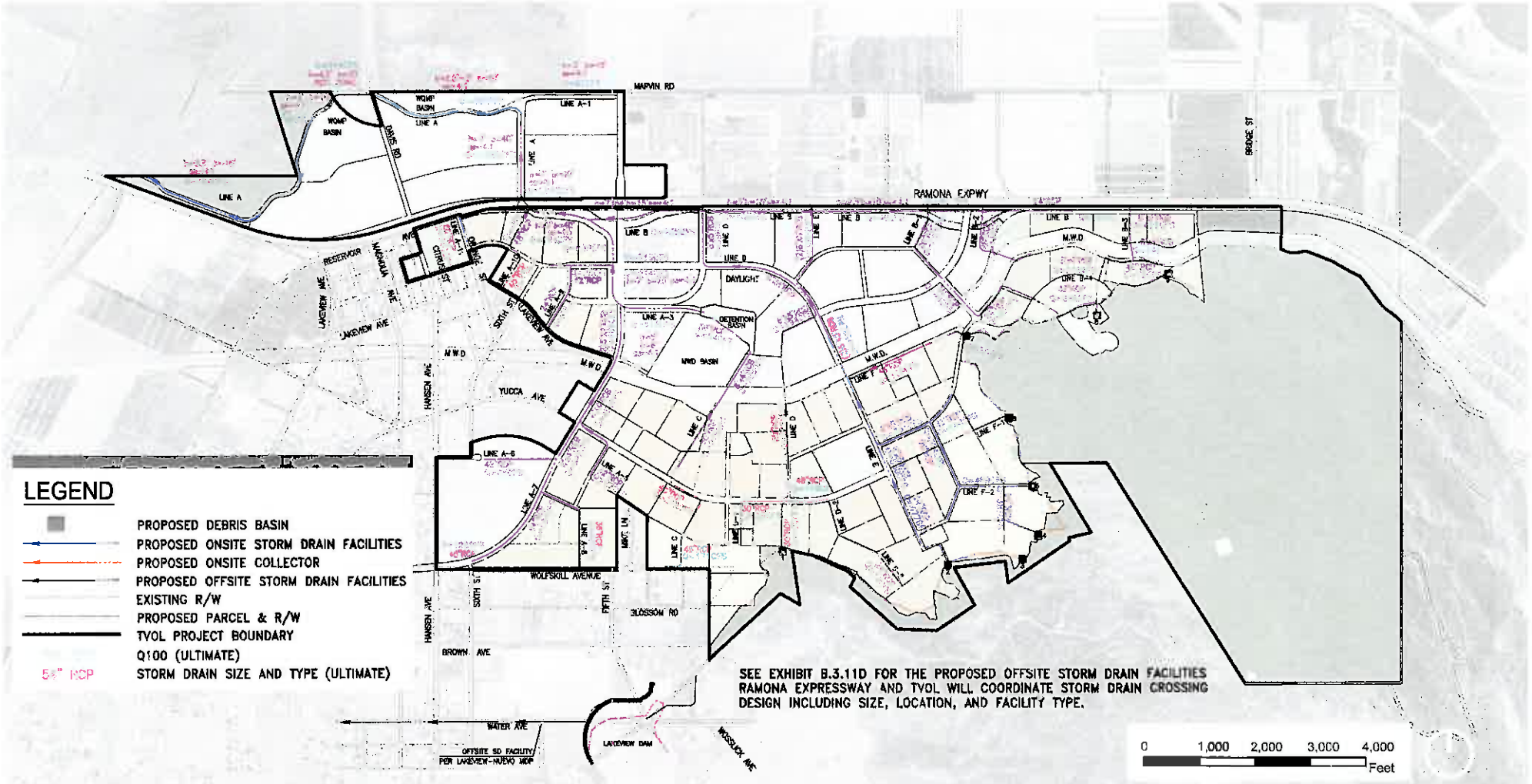
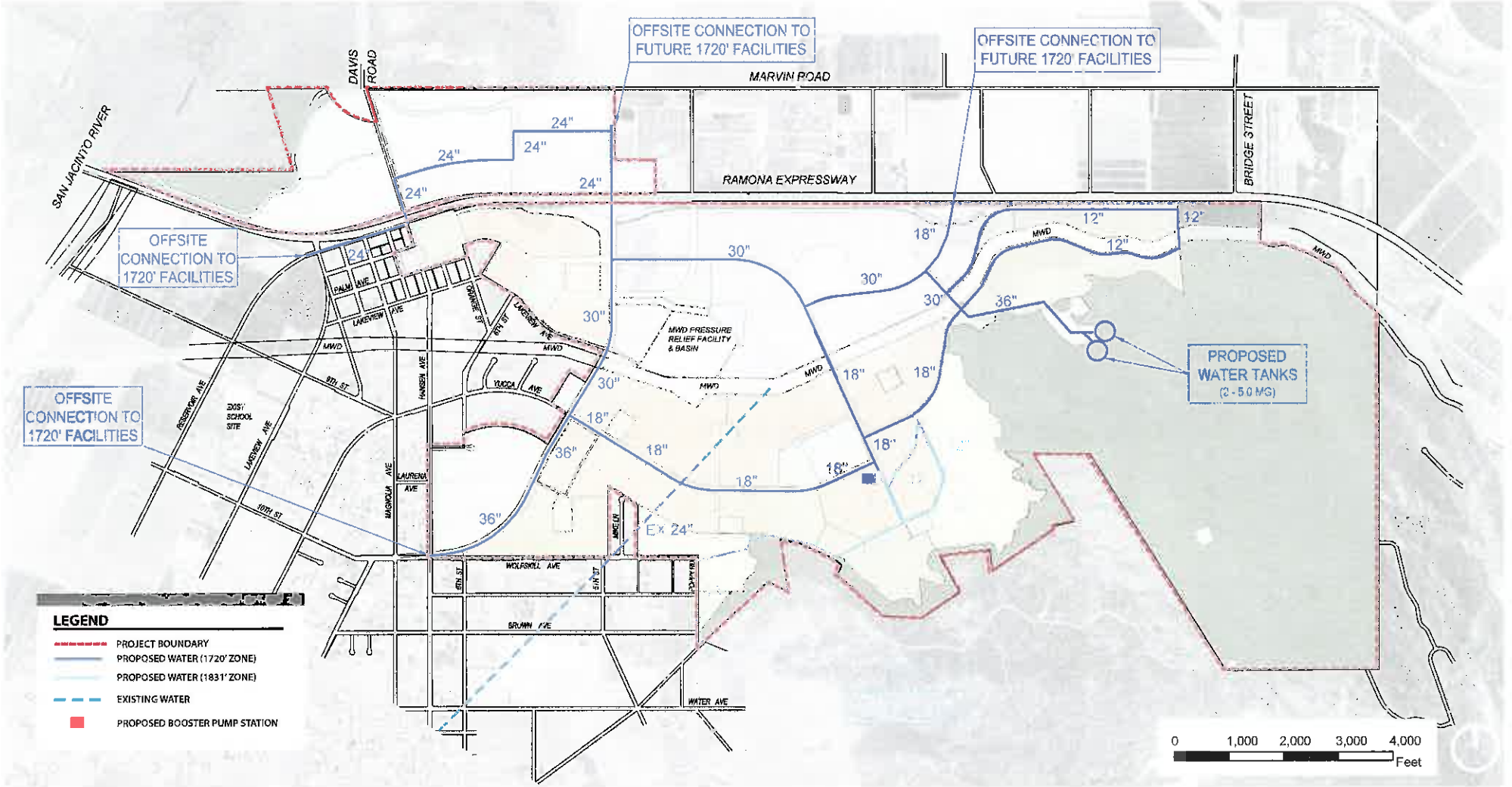
1,000
2,000
3,000
4,000
Feet


MARVIN RD
RAMONA EXPWY
BRIDGE ST
LINE A
LINE A-1
WQMP BASIN
DAVIS RD
RESERVOIR
MAGNOLIA AVE
LAKEVIEW AVE
CITRUS ST
SIXTH ST
LINE B
LINE D
DAYLIGHT
LINE A-3
DETENTION BASIN
MWD BASIN
M.W.D
YUCCA AVE
HANSEN AVE
LINE A-6
LINE A-7
LINE C
LINE E
LINE F-2
WOLFSKILL AVENUE
FIFTH ST
BLOSSOM RD
BROWN AVE
WATER AVE
OFFSITE SD FACILITY PER LAKEVIEW-NUEVO MDP
LAKEVIEW DAM
WOSSLICK AVE
LEGEND
PROPOSED DEBRIS BASIN
PROPOSED ONSITE STORM DRAIN FACILITIES
PROPOSED ONSITE COLLECTOR
PROPOSED OFFSITE STORM DRAIN FACILITIES
EXISTING R/W
PROPOSED PARCEL & R/W
TVOL PROJECT BOUNDARY
Q100 (ULTIMATE)
54" RCP
STORM DRAIN SIZE AND TYPE (ULTIMATE)
SEE EXHIBIT B.3.11D FOR THE PROPOSED OFFSITE STORM DRAIN FACILITIES RAMONA EXPRESSWAY AND TVOL WILL COORDINATE STORM DRAIN CROSSING DESIGN INCLUDING SIZE, LOCATION, AND FACILITY TYPE.
0
1,000
2,000
3,000
4,000
Feet


OFFSITE CONNECTION TO FUTURE 1720' FACILITIES
OFFSITE CONNECTION TO FUTURE 1720' FACILITIES
MARVIN ROAD
DAVIS ROAD
SAN JACINTO RIVER
RAMONA EXPRESSWAY
BRIDGE STREET
OFFSITE CONNECTION TO 1720' FACILITIES
OFFSITE CONNECTION TO 1720' FACILITIES
PROPOSED WATER TANKS (2 - 5.0 MG)
MWD PRESSURE RELIEF FACILITY & BASIN
24"
30"
36"
18"
12"
Ex 24"
MWD
LAKEVIEW AVE
PALM AVE
ORANGE ST
8TH ST
9TH ST
YUCCA AVE
HANSEN AVE
RIVERVIEW AVE
LAURENA AVE
MAGNOLIA AVE
10TH ST
WOLFSKILL AVE
BROWN AVE
WATER AVE
MINER LN
EDDY SCHOOL SITE
LEGEND
PROJECT BOUNDARY
PROPOSED WATER (1720' ZONE)
PROPOSED WATER (1831' ZONE)
EXISTING WATER
PROPOSED BOOSTER PUMP STATION
0
1,000
2,000
3,000
4,000
Feet

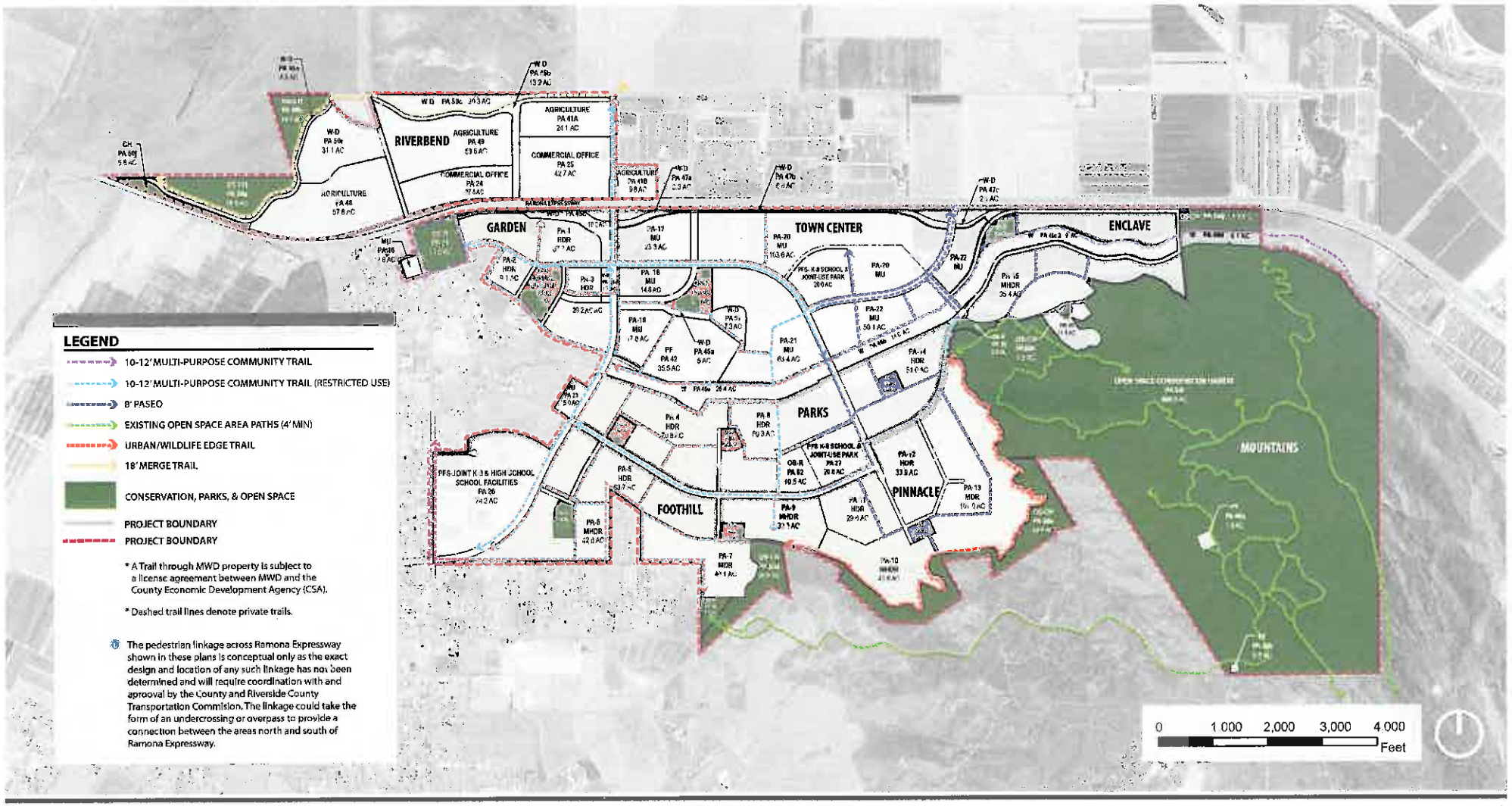
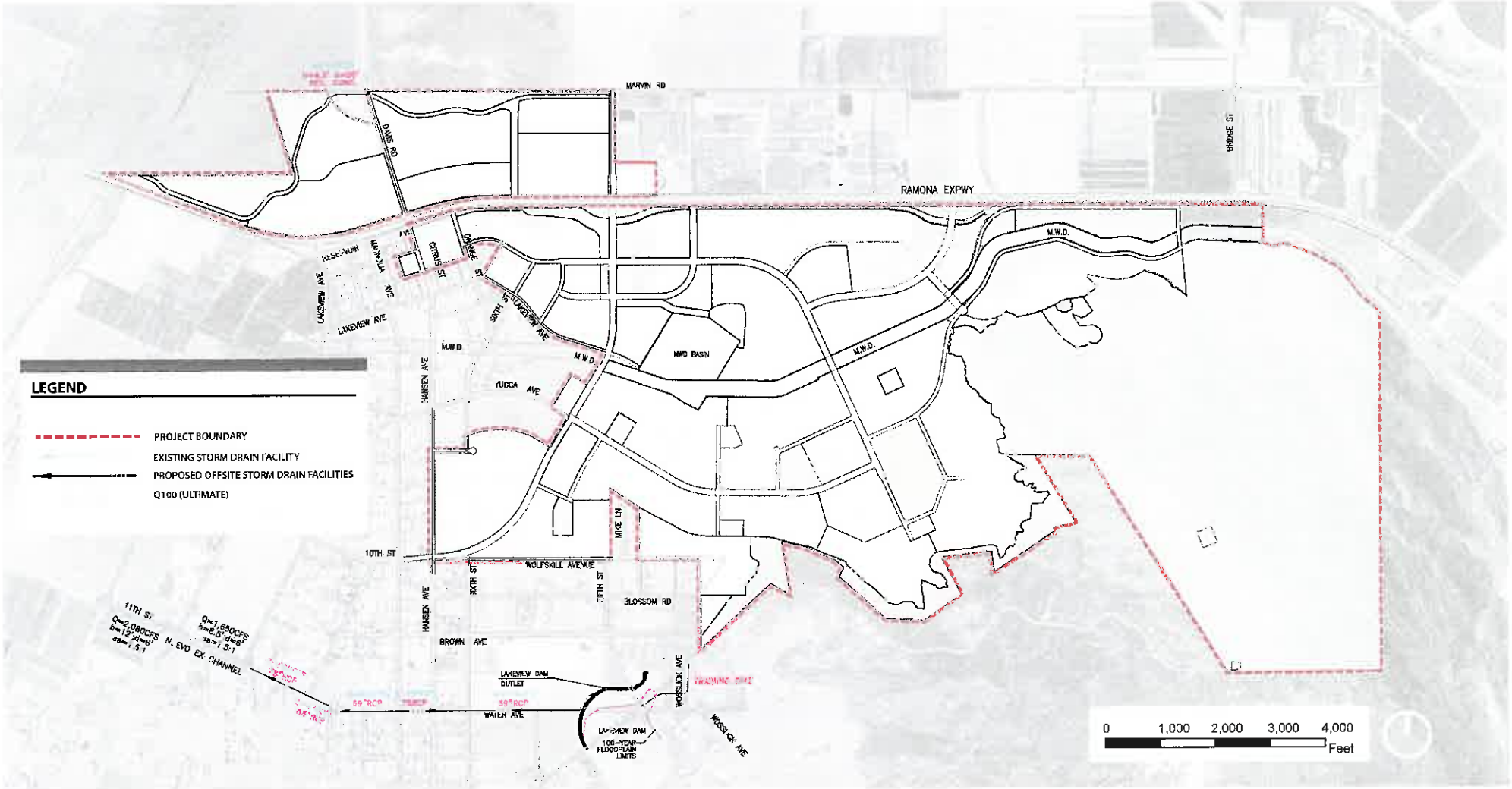
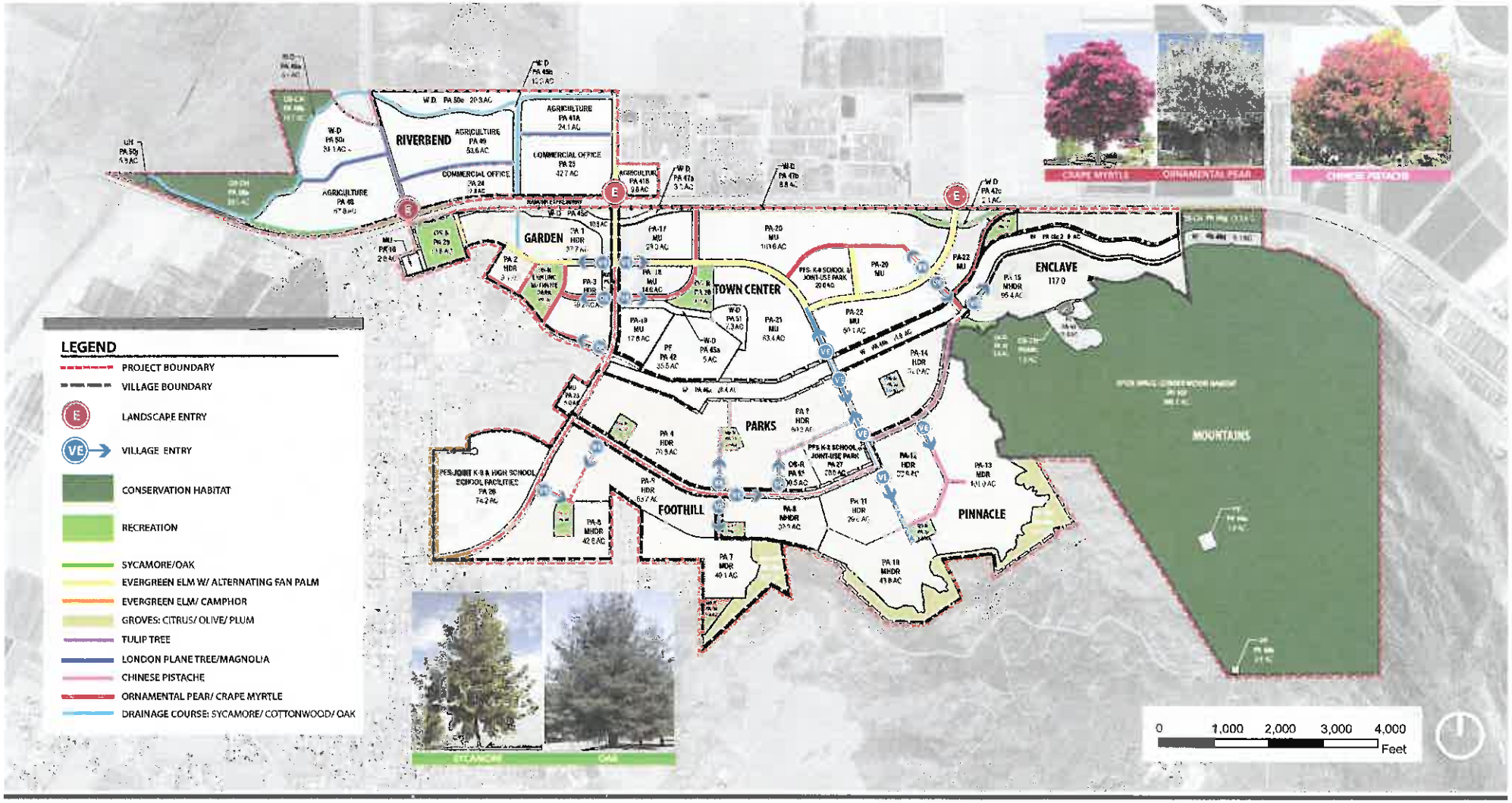

RIVERBEND
AGRICULTURE
COMMERCIAL OFFICE
GARDEN
TOWN CENTER
ENCLAVE
PARKS
FOOTHILL
PINNACLE
MOUNTAINS
PFS-JOINT K-8 & HIGH SCHOOL SCHOOL FACILITIES
LEGEND
10-12' MULTI-PURPOSE COMMUNITY TRAIL
10-12' MULTI-PURPOSE COMMUNITY TRAIL (RESTRICTED USE)
8' PASEO
EXISTING OPEN SPACE AREA PATHS (4' MIN)
URBAN/WILDLIFE EDGE TRAIL
18' MERGE TRAIL
CONSERVATION, PARKS, & OPEN SPACE
PROJECT BOUNDARY
PROJECT BOUNDARY
* A Trail through MWD property is subject to a license agreement between MWD and the County Economic Development Agency (CSA).
* Dashed trail lines denote private trails.
The pedestrian linkage across Ramona Expressway shown in these plans is conceptual only as the exact design and location of any such linkage has not been determined and will require coordination with and aprooval by the County and Riverside County Transportation Commision. The linkage could take the form of an undercrossing or overpass to provide a connection between the areas north and south of Ramona Expressway.
0
1,000
2,000
3,000
4,000
Feet

EXHIBIT B.3.11D - Master Plan of Drainage (Off-Site)




RIVERBEND
AGRICULTURE PA 49 53.6 AC
AGRICULTURE PA 41A 24.1 AC
COMMERCIAL OFFICE PA 23 42.7 AC
COMMERCIAL OFFICE
AGRICULTURE PA 48 57.8 AC
GARDEN
PA 1 HDR 37.7 AC
PA 2 HDR
TOWN CENTER
PA-17 MU 29.0 AC
PA-18 MU 14.6 AC
PA-19 MU 17.6 AC
PA-20 MU 119.6 AC
PA-21 MU 63.4 AC
PA-22 MU 50.1 AC
PA-29 MU
ENCLAVE
PA-15 MHDR 95.4 AC
PA-14 HDR 74.0 AC
PARKS
PA 4 HDR 70.5 AC
PA 7 HDR 69.3 AC
PA-5 HDR 63.7 AC
FOOTHILL
PA-6 MHDR 42.6 AC
PA-8 MHDR 33.9 AC
PA 11 HDR 29.6 AC
PA-13 MDR 101.0 AC
PINNACLE
PA 18 MHDR 41.8 AC
PA-7 MDR 49.1 AC
MOUNTAINS
PFS-JOINT K-8 & HIGH SCHOOL SCHOOL FACILITIES PA 26 74.2 AC
PFS-K-8 SCHOOL & JOINT-USE PARK PA 20 20.0 AC
PFS-K-8 SCHOOL & JOINT-USE PARK PA 27 28.5 AC
OR-R PA 51 10.5 AC
PF PA 42 35.5 AC
W-D PA 51 7.3 AC
W-D PA 45a 5 AC
OR-R PA 29 11.8 AC
OR-R PA 28 11.4 AC
LEGEND
PROJECT BOUNDARY
VILLAGE BOUNDARY
LANDSCAPE ENTRY
VILLAGE ENTRY
CONSERVATION HABITAT
RECREATION
SYCAMORE/OAK
EVERGREEN ELM W/ ALTERNATING FAN PALM
EVERGREEN ELM/ CAMPHOR
GROVES: CITRUS/ OLIVE/ PLUM
TULIP TREE
LONDON PLANE TREE/MAGNOLIA
CHINESE PISTACHE
ORNAMENTAL PEAR/ CRAPE MYRTLE
DRAINAGE COURSE: SYCAMORE/ COTTONWOOD/ OAK
CRAPE MYRTLE
ORNAMENTAL PEAR
CHINESE PISTACHE
SYCAMORE
OAK
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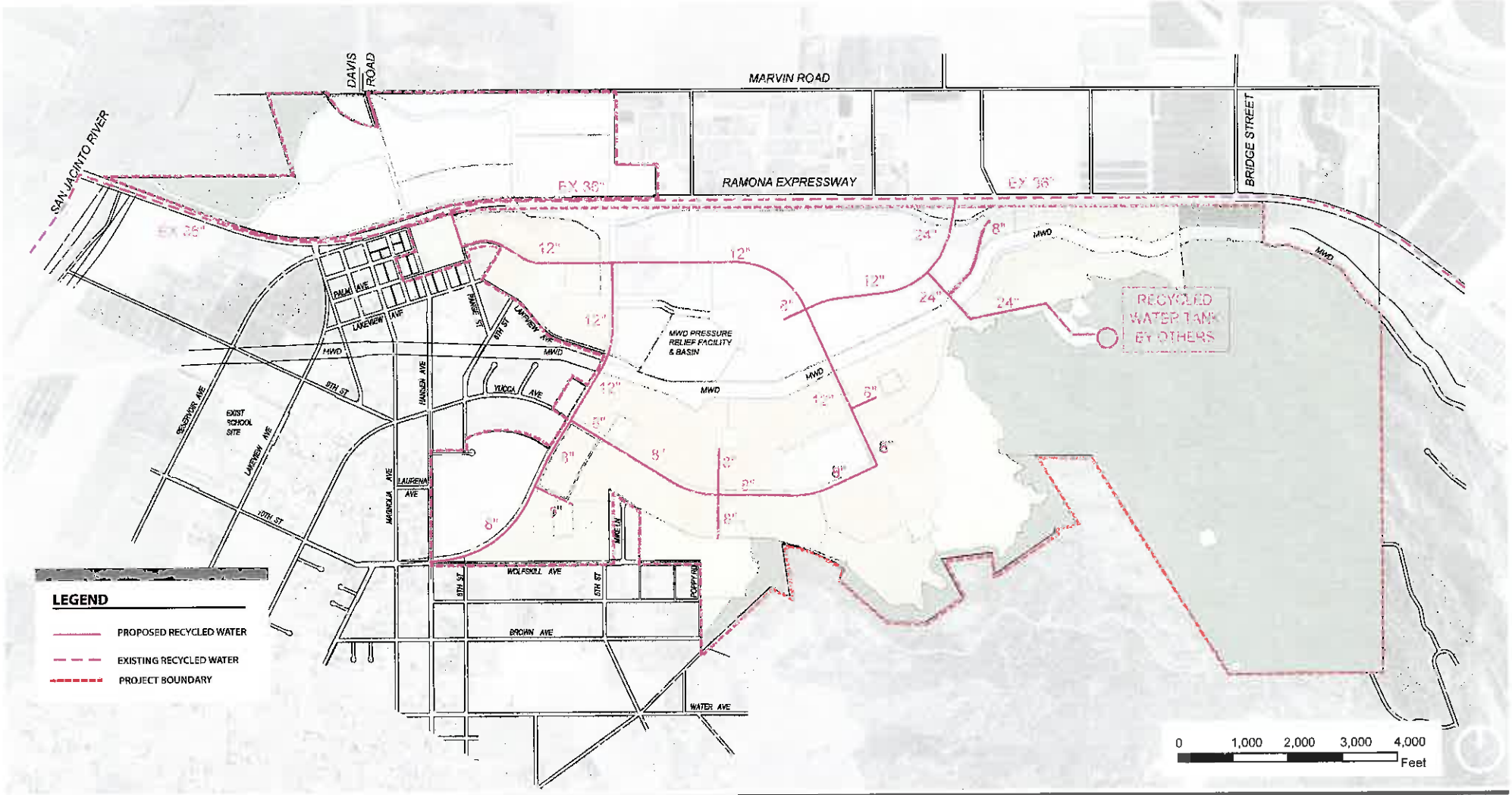
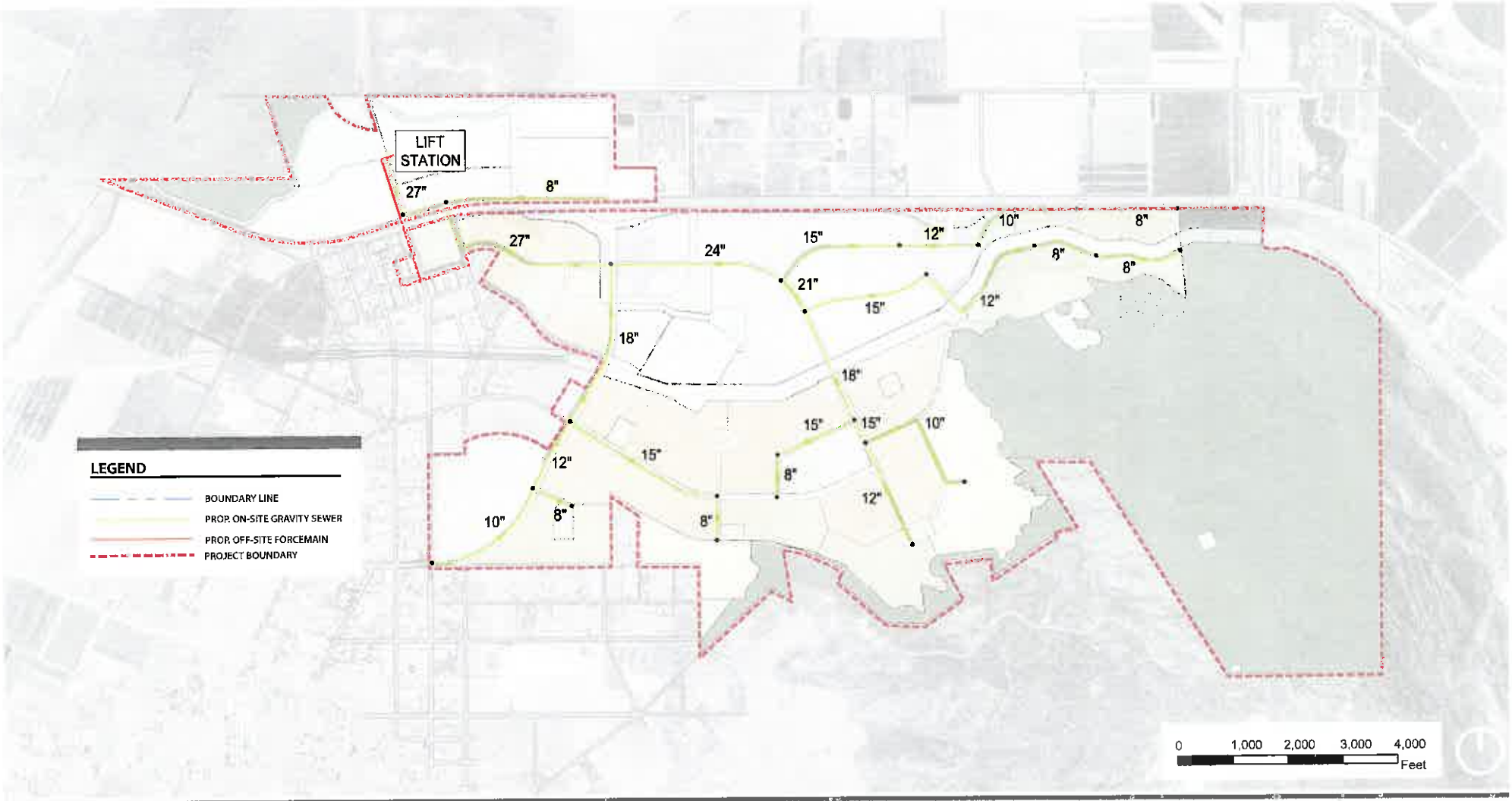
Feet


DAVIS ROAD
MARVIN ROAD
SAN JACINTO RIVER
RAMONA EXPRESSWAY
BRIDGE STREET
EX 36"
12"
24"
8"
MWD
MWD PRESSURE RELIEF FACILITY & BASIN
RECYCLED WATER TANK BY OTHERS
PALM AVE
LAKEVIEW AVE
PRAIRIE ST
8TH ST
HANSEN AVE
YUCCA AVE
EXIST SCHOOL SITE
MAGNOLIA AVE
LAURENA AVE
10TH ST
WOLFSKILL AVE
MIKE LN
POPPY RD
BROWN AVE
WATER AVE
LEGEND
PROPOSED RECYCLED WATER
EXISTING RECYCLED WATER
PROJECT BOUNDARY
0
1,000
2,000
3,000
4,000
Feet


LIFT STATION
27"
8"
27"
24"
15"
12"
10"
8"
8"
8"
21"
15"
12"
18"
18"
15"
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12"
15"
8"
12"
10"
8"
8"
LEGEND
BOUNDARY LINE
PROP. ON-SITE GRAVITY SEWER
PROP. OFF-SITE FORCEMAIN
PROJECT BOUNDARY
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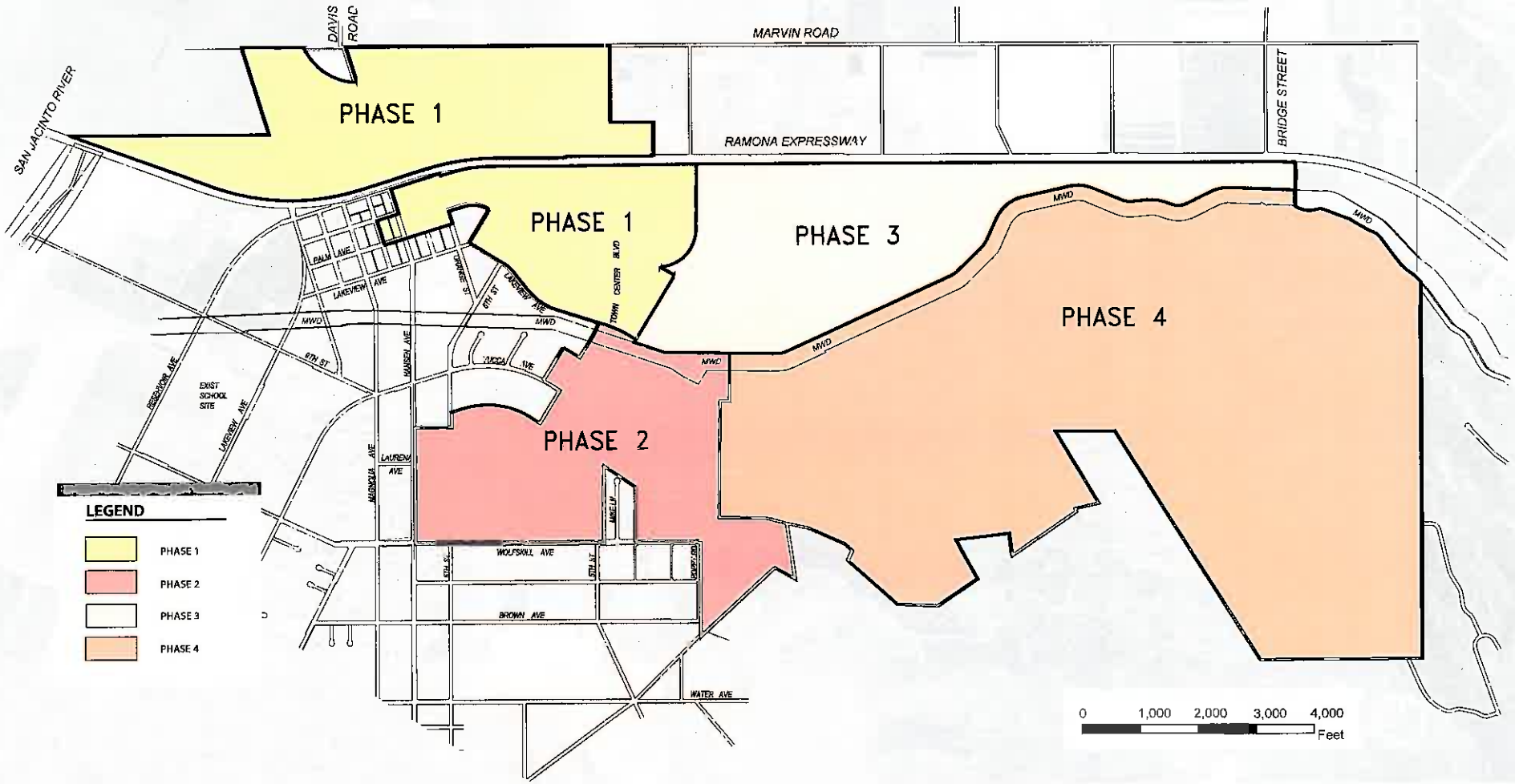
1,000
2,000
3,000
4,000
Feet


MARVIN ROAD
DAVIS ROAD
SAN JACINTO RIVER
RAMONA EXPRESSWAY
BRIDGE STREET
PHASE 1
PHASE 1
PHASE 2
PHASE 3
PHASE 4
MWD
TOWN CENTER BLVD
PALM AVE
LAKEVIEW AVE
6TH ST
9TH ST
HANSEN AVE
YUCCA AVE
RESERVOIR AVE
EXIST SCHOOL SITE
LAURENA AVE
MAGNOLIA AVE
WOLFSKILL AVE
BROWN AVE
WATER AVE
LEGEND
PHASE 1
PHASE 2
PHASE 3
PHASE 4
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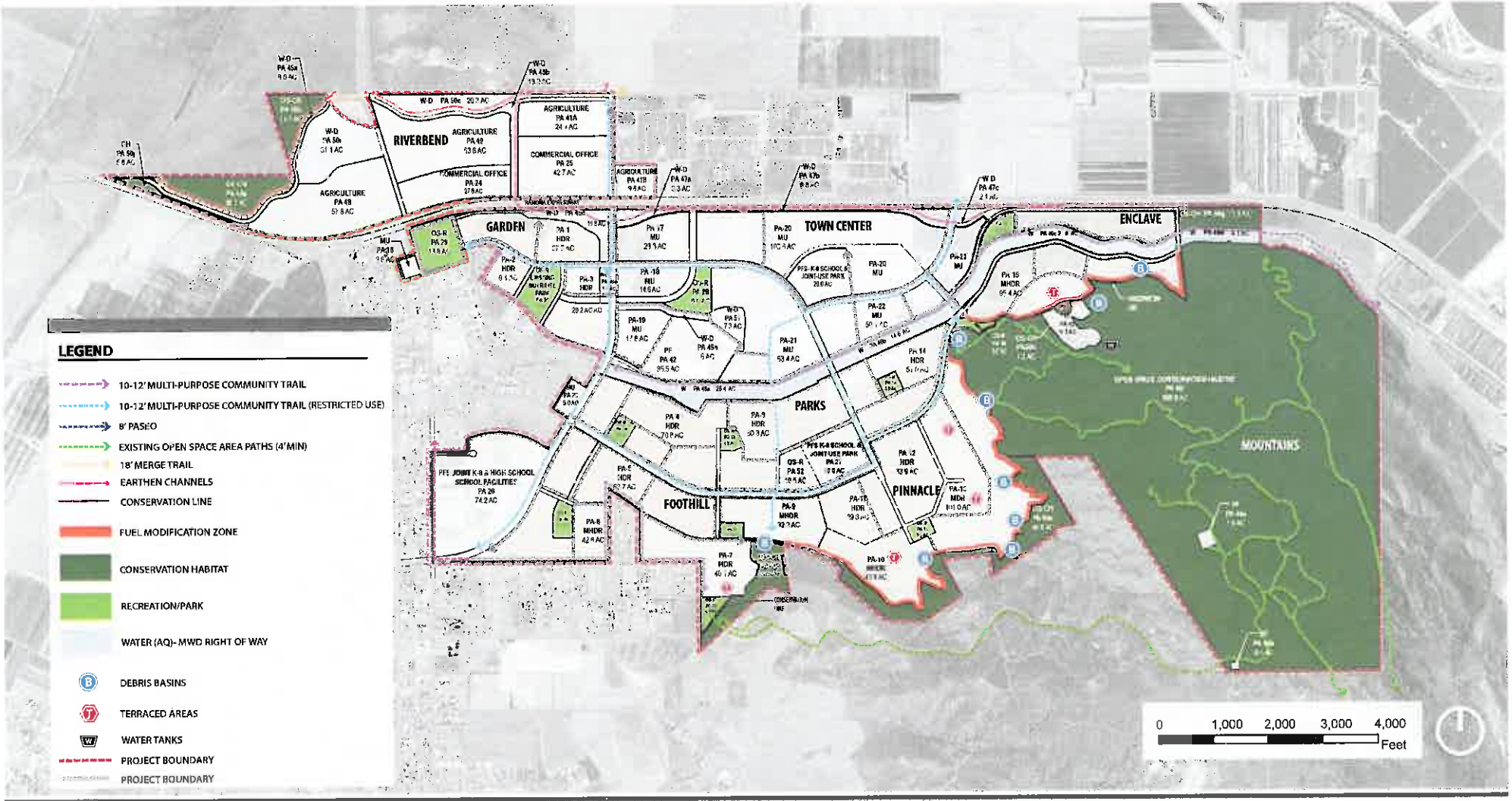
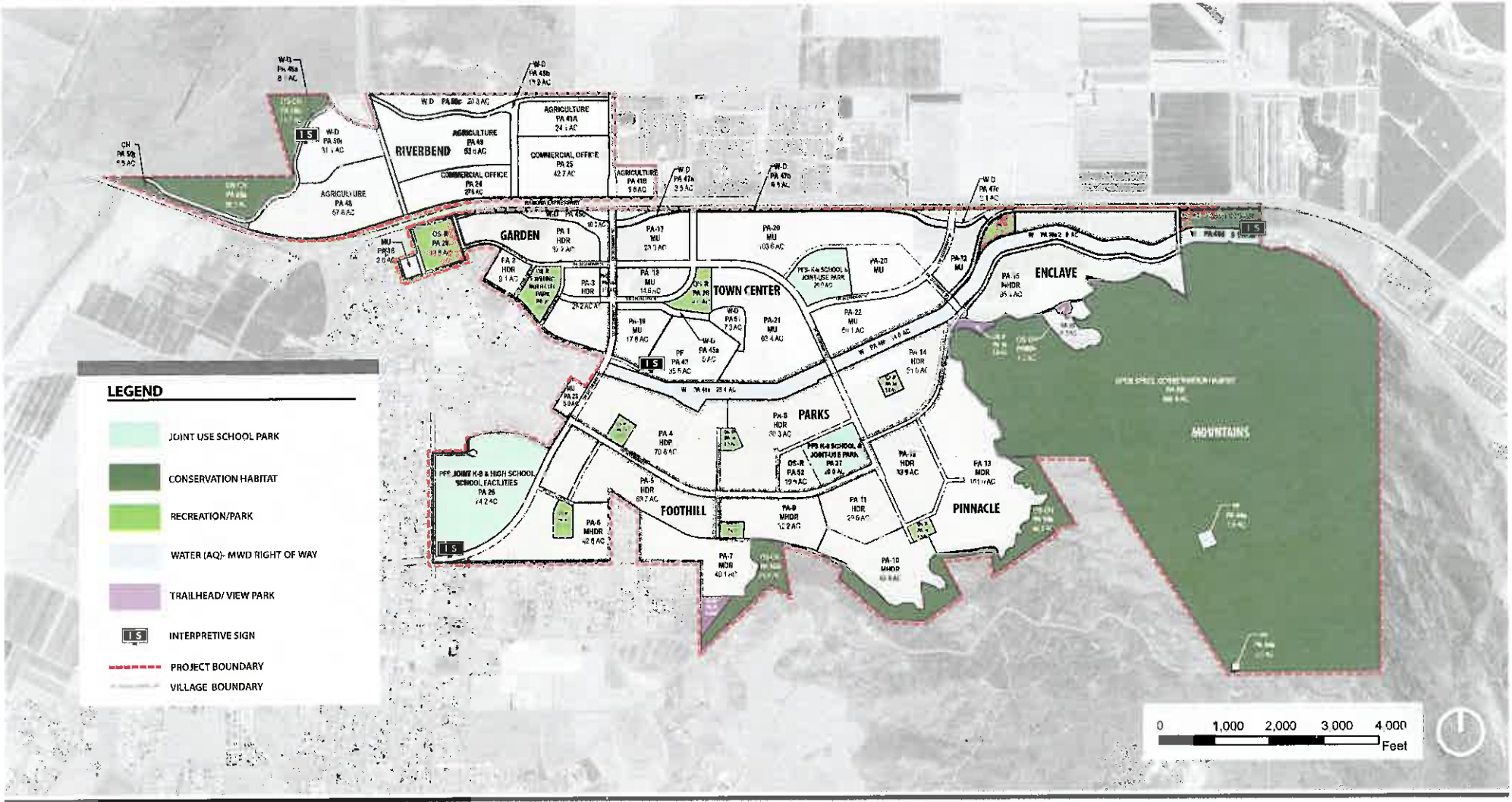
2,000
3,000
4,000
Feet


RIVERBEND
GARDEN
TOWN CENTER
ENCLAVE
PARKS
FOOTHILL
PINNACLE
MOUNTAINS
AGRICULTURE
COMMERCIAL OFFICE
LEGEND
10-12' MULTI-PURPOSE COMMUNITY TRAIL
10-12' MULTI-PURPOSE COMMUNITY TRAIL (RESTRICTED USE)
8' PASEO
EXISTING OPEN SPACE AREA PATHS (4' MIN)
18' MERGE TRAIL
EARTHEN CHANNELS
CONSERVATION LINE
FUEL MODIFICATION ZONE
CONSERVATION HABITAT
RECREATION/PARK
WATER (AQ)- MWD RIGHT OF WAY
DEBRIS BASINS
TERRACED AREAS
WATER TANKS
PROJECT BOUNDARY
PROJECT BOUNDARY
0
1,000
2,000
3,000
4,000
Feet


RIVERBEND
GARDEN
TOWN CENTER
ENCLAVE
PARKS
FOOTHILL
PINNACLE
MOUNTAINS
LEGEND
JOINT USE SCHOOL PARK
CONSERVATION HABITAT
RECREATION/PARK
WATER (AQ)- MWD RIGHT OF WAY
TRAILHEAD/ VIEW PARK
INTERPRETIVE SIGN
PROJECT BOUNDARY
VILLAGE BOUNDARY
0 1,000 2,000 3,000 4,000
Feet

10. EVERY 001 GENERAL CONDITIONS | **SP - Hold Harmless (1)** | **Status:** RECOMMND | **Conditions:** Informational

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN, GPA, DA, CZ, EIR; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN, GPA, DA, CZ, EIR, 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 002 GENERAL CONDITIONS | **SP - Definitions** | **Status:** RECOMMND | **Conditions:** Informational

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 342 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 342, Alternative 7, dated July 2017.

CHANGE OF ZONE = Change of Zone No. 7055.

GPA = Comprehensive General Plan Amendment No. 720, Land Use, 721 Circulation.

DA = Development Agreement No. 73.

EIR = Environmental Impact Report No. 471.

VILLAGE or VILLAGES = A SPECIFIC PLAN's Planning District or large planning area. The intent of the VILLAGE is to break down a very large Specific Plan into

manageable sections or pieces. Each VILLAGE should be about the size of a traditional Specific Plan.

VILLAGE REFINEMENT PLAN = a substantial conformance to the SPECIFIC PLAN Design Guideline Document is to be submitted separately for each VILLAGE within the SPECIFIC PLAN. The VILLAGE REFINEMENT PLAN and/or the Conditions of Approval may address features that are specific to an individual VILLAGE and may not affect the entire SPECIFIC PLAN.

TOTAL DWELLING UNIT TRACKING MATRIX = A chart for purposes of tracking the total build out of the SPECIFIC PLAN maintained by TLMA Counter Services Divison. The matrix shall differentiate between individual building permits and the total number of dwelling units that are represented by the building permits that have been issued for the entire Specific Plan.

BUILDING PERMITS = the number of dwelling units constructed within an implementing project. Any condition of approval that uses the term "building permit" to trigger an event or to cause another action to take place shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

10. EVERY 003 GENERAL CONDITIONS | **SP - SP Document** | **Status:** **RECOMMND** | **Conditions:** **Informational**

Specific Plan No. 342 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program 2. Conditions of Approval. 3. Specific Plan Zoning Ordinance. 4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats. 5. Specific Plan text. 6. Descriptions of each VILLAGE in both graphical and narrative formats. 8. The sample VILLAGE REFINMENT PLAN for the Resort VILLAGE.

b. Final Environmental Impact Report No. 471 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program. 2. Draft EIR 3. Comments received on the Draft EIR either verbatim or in summary. 4. A list of person, organizations and public agencies commenting on the Draft EIR. 5. Responses of the County to significant environmental point raised in the review and consultation process. 6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY 004
GENERAL CONDITIONS

SP - Ordinance Requirements

Status: **RECOMMND**

Conditions: **Informational**

The development of the property shall be in accordance with the mandatory requirements of Planning Department Standard Operating Procedures and all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY 005
GENERAL CONDITIONS

SP - Limits of SP DOCUMENT

Status: **RECOMMND**

Conditions: **Informational**

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County guidelines and standards. The project shall conform to all standard operating procedures of the Planning Department.

10.BS GRADE 002
GENERAL CONDITIONS

SP-GSP-1 ORD. NOT SUPERSEDED

Status: **RECOMMND**

Conditions: **Informational**

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE 003
GENERAL CONDITIONS

SP-GSP-2 GEO/SOIL TO BE OBEYED

Status: **RECOMMND**

Conditions: **Informational**

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE 004
GENERAL CONDITIONS

SP-ALL CLEARNC'S REQ'D B-4 PMT

Status: **RECOMMND**

Conditions: **Informational**

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.E HEALTH 002
GENERAL CONDITIONS

SP - 342 GENERAL COMMENTS

Status: **RECOMMND**

Conditions: **Informational**

The Department of Environmental Health (DEH) has received and reviewed the Specific Plan and offers the following comments:

1)The specific plan will be required to have sanitary sewer and potable drinking water for all its inhabitable structures. The purveyor in the area is Eastern Municipal Water District (EMWD). DEH will require the water and sewer availability will serve letters at the time the applicants make a submittal to the Planning Department for the issuance of a SAN53. It is the responsibility of the developer to ensure that all requirements associated with obtaining EMWD water and sewer are met.

2)If any public food facility and/or public swimming pool are proposed, the developer shall contact the DEH District Environmental Services (DES) to obtain information regarding plan check permitting and requirements. Contact (951)358-5172 for additional details.

10.FIRE 001
GENERAL CONDITIONS

SP-#56-IMPACT MITIGATION

Status: **RECOMMND**

Conditions: **Informational**

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

10.FIRE 003
GENERAL CONDITIONS

SP-#95-HAZ FIRE AREA

Status: **RECOMMND**

Conditions: **Informational**

A portion of the specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE 004
GENERAL CONDITIONS

SP-#71-ADVERSE IMPACTS

Status: **RECOMMND**

Conditions: **Informational**

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the Development Impact Fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department

reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE 005
GENERAL CONDITIONS

SP-#86-WATER MAINS

Status: **RECOMMND**

Conditions: **Informational**

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to approval by the Riverside County Fire Department.

10.FIRE 006
GENERAL CONDITIONS

SP-#96-CONSTRUCTION MATERIAL

Status: **RECOMMND**

Conditions: **Informational**

All buildings shall be constructed with fire resistant construction materials in accordance with the California Building Code.

10.FIRE 007
GENERAL CONDITIONS

SP-#97-OPEN SPACE

Status: **RECOMMND**

Conditions: **Informational**

Prior to approval of any development of land adjacent to open space areas, a fire protection/vegetaion management (fuel modification) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements of the plan.

10.FIRE 008
GENERAL CONDITIONS

SP-#85-FINAL FIRE REQUIRE

Status: **RECOMMND**

Conditions: **Informational**

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE 009
GENERAL CONDITIONS

SP-#100-FIRE STATION

Status: **RECOMMND**

Conditions: **Informational**

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy.

10.FIRE 011
GENERAL CONDITIONS

SP-#47 SECONDARY ACCESS

Status: **RECOMMND**

Conditions: **Informational**

The project shall provide an Alternate or Secondary Access in accordance with Riverside County Ordinance. Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained throughout any phasing.

10.FLOOD RI 001
GENERAL CONDITIONS

SP FLOOD HAZARD REPORT REVISED

Status: **RECOMMND**

Conditions: **Informational**

May 2014 Specific Plan 342, Alternative Number 7, The Villages of Lakeview, proposes a mixed land use community of residential and commercial uses, parks, public facilities and open space on 2,883 acres. The site is located in the Lakeview area along the Ramona Expressway between the Lakeview Mountains to the south and the San Jacinto River to the north. The specific plan is tentatively divided into four development phases, each consisting of several planning areas. The Specific Plan is supported by EIR number 471.

EXISTING CONDITION The topography of the Specific Plan is made up of the rugged foothills around Mt. Rudolph in the southeast and an alluvial plain over the rest of the site that gently slopes down to the San Jacinto River. At the northwest corner of the specific plan, a portion of Phase 1 is within the 100-year floodplain limits of the San Jacinto River as delineated on Community Panel No. 06065C1435G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency management Agency (FEMA). What is more, Phase 1 and the western edge of Phase 2 are within the Zone X floodplain limits shown on FIRM Panel 06065C 1435G caused by storm flows discharged from a large canyon that drains the Lakeview Mountains. Although Lakeview Dam intercepts stormwater from this canyon, stormwater discharged from the Dam's outlet, albeit at much lower flowrates, still impact the site. A dam inundation study has not been reviewed as a part of the Specific Plan and inundation limits may eventually affect the type of development allowed within these limits.

The rest of the alluvial plain receives runoff from the smaller canyons that drain Mt. Rudolph. Storm runoff from the canyons sheet flows across a wide swath of the project site towards Ramona Expressway. About fourteen culverts ranging in size from 24-inches to a pair of 72" x 45" squash pipes convey only the smallest, most frequent storm runoff across Ramona Expressway; larger storm flows would overtop the highway.

Portions of Phases 1, 2 and 3 are within the boundaries of the Lakeview/Nuevo Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of grading or building permits, whichever occurs first. Although the current fee for this ADP is $2093 per acre (or per lot for parcels larger than one acre), the fee due

will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

ULTIMATE CONDITION The ultimate master drainage plan is proposed to include Lateral D of the District's Lakeview MDP. Line D is currently being designed for construction by the District. However, if the facility is not in place, the facility would be constructed to convey the outflow from the District's Lakeview Dam to the existing Nuevo Channel. In addition, a training dike, as proposed in the Lakeview MDP, would also be constructed to direct some tributary flows to Lakeview Dam. Storm flows from the other canyons would be collected into debris basins sited at the canyon mouths. A system of underground storm drains and open channels would convey the discharge from the debris basins and the onsite flows of Phases 3, 4 and the eastern half of Phase 2 due north to the Ramona Expressway. Storm flows from these areas would cross the Ramona Expressway in culverts at several separate locations. It is assumed that discharges from the storm drains would be spread out with a weir-type structure that would duplicate the natural drainage pattern and flow rate of the area. This duplication may prove problematic and the developer may have to construct offsite facilities to convey the flows to an adequate outlet (for example, past the existing dairy to the San Jacinto River).

Onsite flows from Phase 1 and 2 are conveyed by storm drains, open channels and a regional water quality basin to the northwest corner of the specific plan where they are discharged into the San Jacinto River floodplain.

A detention basin is depicted near Metropolitan Water District's property; if this property cannot be used due to proximity to MWD's facility, then the detention basin shall be relocated in Phase 2. Large amounts of Phase 2 and 3 project areas are planned to be diverted westerly to this basin. The basin's function is to reduce peak rates to compensate for the additional tributary area and flow. The outlet of the basin and the Line A system is also proposed to be used as an dry-weather emergency outlet for the MWD facilities. It is unclear at this time what agency would maintain the basin.

At the northwest corner, an adequate outlet for the proposed channel is provided. Conservation habitat is not proposed at the outlet area that would interfere with District maintenance.

An application for a Letter of Map Revision for a Portion of the San Jacinto River, dated January 2011, is being process through the City of Perris.

INTERIM IMPROVEMENTS Given a development of this size and scope it is unrealistic to expect all of the elements in the master drainage plan to be constructed prior to issuance of the first building permit. Thus, a series of

conceptual drainage plans that correspond to the development of the four phases is proposed. These plans necessarily include what we will call interim facilities; interim in that even though they may exist in the ground for many years, they will be eventually replaced with the ultimate improvements depicted in the master drainage plan. The interim drainage plans shall also consider protection of the existing Ramona Expressway and the Expressway improvements which will be phased in over the development of the project. For the protection of the existing Ramona Expressway, the project proposes to construct facilities meeting District design and maintenance standards. These facilities may include a series of interim detention ponds/sumps that would be sized to hold storm-flow from the 100-year and smaller events, such that the rate and concentration of water released across Ramona Expressway is kept below the existing natural flow condition. These interim basins would be constructed as needed when the upstream natural drainage pattern is modified by grading and development.

The conceptual drainage plans for each phase are presented in Figures 5-1 through 5-4 of the TVOL drainage study. The size, type and alignment of the facilities will likely be modified as the result of specific development proposals. Facilities and basin designs shall be according to District standards in effect at the time of plan preparation. The District worked under the assumptions that each phase of the Specific Plan shall stand alone and shall construct the necessary drainage facilities required for the protection of the 100 year flow rate.

Phase 1 Interim Drainage Plan (Figure 5-1) 1)Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map with lots within the Zone A San Jacinto River floodplain, a Conditional Letter of Map Revision shall be obtained from FEMA. 2)Phase 1 area shall be protected from the 100-year storm water which includes the outflow from the Lakeview dam outlet. Construction of storm drain facilities located on the phase's southerly boundary, along the north side of Ramona Expressway will be required. This facility will include a combination of open channel and underground facilities and will outlet into Line A. 3)Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map within the Zone X floodplain, the developer shall obtain approved construction drawings for Lakeview MDP Line D, if not already constructed, and for the collector levee adjacent to Lakeview Dam; execute bond agreements and cooperative agreements for the facilities; and obtain offsite rights of way to the satisfaction of the District. 4)Prior to the issuance of any grading permit or recordation of any final map within Phase 1, obtain approved plans for all of Line A, including the collection facility on the south side of Ramona Expressway; execute bond agreements and cooperative agreements for the facilities; and obtain offsite rights of way to the satisfaction of the District.

Phase 2 Interim Drainage Plan (Figure 5-2)

Significant interim facilities are constructed with this phase. At the time of the development of the southeast corner of the Phase (which drains to Lines C and A-7) the developer proposes to convey the flows discharged from those storm drains in an unlined channel to a RCB crossing under the MWD aqueduct. Downstream from there, the channel would daylight and subsequently flows spread-out and

eventually recollected in a series of large interim detention ponds/sumps. These interim detention ponds/sumps would be sized to hold storm-flows such that the depth and rate of water released across Ramona Expressway is kept at or below the maximum allowable for safe travel in accordance with Transportation Department standards, for all storm events. Transportation Department has agreed that these basins would provide an acceptable level of protection for the existing Ramona Expressway. The detention ponds/sumps would be connected to Line A by a low flow channel and/or water pumped from the basin to Line A.

1)Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map in the area west of 5th street if necessary proper interim drainage facilities will be constructed as approved by RCFC and WCD. 2)Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map in the areas east of 5th street, the developer shall obtain approved construction drawings for Lakeview MDP Line D from Lakeview Dam to Nuevo Channel, and for the collector levee adjacent to Lakeview Dam; execute bond agreements and cooperative agreements for the facilities; and obtain offsite rights of way to the satisfaction of the District. 3)Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map that drains to the Specific Plan's Line A and A7 backbone system, the developer shall obtain approved construction drawings for Line A and A-7 to an adequate outlet in the San Jacinto River; execute bond agreements and cooperative agreements for the facilities; and obtain offsite rights of way to the satisfaction of the District. 4)Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map of the portion of Phase 2 that drains to Line C the developer shall obtain approved construction drawings for Line C, and convey the flows in interim channels safely past the MWD aqueduct to large interim detention ponds/sumps adjacent to Ramona Expressway. A viable and sustainable maintenance mechanism shall be provided for the interim facilities. Additionally, prior to the issuance of any grading permit or recordation of final map, the Developer shall obtain approved Debris Basin construction drawings for the portion of the Phase 2 which drains to Line D, impacted by flows discharged from the hillside.

Phase 3 Interim Drainage Plan (Figure 5-3)

During the development Phase 3, it is likely The Villages will pass the milestone which triggers the construction of the Ramona Expressway from 5th Street to Warren Road. When the ultimate improvements for Ramona Expressway are constructed, the interim detention ponds/sumps shall be removed and the ultimate drainage facilities shall be constructed. The outlet for the ultimate facilities shall duplicate the existing drainage patterns and flow rates; or as directed by the General Manager-Chief Engineer.

Moreover, it seems probable that the development of the areas to the east would require additional interim drainage facilities to collect storm runoff discharged by the canyons to the south. These interim collection facilities shall meet District design and maintenance standards.

Finally, a detention basin is depicted near Metropolitan Water District's property; if this property cannot be used due to proximity to MWD's facility, then the detention basin shall be relocated in Phase 2.

Since the timing of individual developments in Phase 3 cannot be set, the District will defer writing particular conditions of approval until the time such development applications are submitted. The related drainage improvements may be any combination of ultimate and interim facilities. Still, the general guidance of the preceding three paragraphs shall apply.

Phase 4 Interim Drainage Plan

1)This development may require the construction of interim drainage facilities to collect storm runoff discharged by the canyons to the south. The facilities shall meet District design and maintenance standards. 2)The developer shall obtain approved construction drawings for Debris Basins prior to the issuance of any grading permit or recordation of final maps in areas that are impacted by flows from their respective canyons. 3)Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map that drains to the Specific Plan's Line B, the developer shall obtain approved construction drawings for Line B to an adequate outlet on the north side of the Ramona Expressway; execute bond agreements and cooperative agreements for the facility; and obtain offsite rights of way to the satisfaction of the District. 4)Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map, the Developer shall obtain approved construction drawings for Line F to connect it to an adequate outlet; execute bond agreements and cooperative agreements for the facilities; and obtain offsite rights of way to the satisfaction of the District. 5)The development in this phase, may require the construction of interim drainage facilities to collect storm runoff discharged by the canyons to the south. The interim facilities shall meet District design and maintenance standards. 6)Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map that drains to the Specific Plan's Line E, the developer shall obtain approved construction drawings for Line E to an adequate outlet; execute bond agreements and cooperative agreements for the facility; and obtain offsite rights of way to the satisfaction of the District. 7)Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map that drains to the Specific Plan's Line D, the developer shall obtain approved construction drawings for Line D to an adequate outlet; execute bond agreements and cooperative agreements for the facility; and obtain offsite rights of way to the satisfaction of the District.

WATER QUALITY

The Specific Plan discusses water quality issues and proposes a regional water Quality feature at the northwest part of the project within Phase 1. However, each implementing project (development proposal) within the specific plan will be required to submit a preliminary project specific Water Quality management Plan (WQMP). Recommended conditions of approval for the specific development proposals will be issued upon review and approval of the preliminary project specific WQMP. The project specific WQMP shall meet the requirements of the Municipal Separate Sewer System (MS4) permit requirements in effect a t the time the specific project is submitted. The regional basin proposed would collect low flows via the Line B system through the use of splitters located upstream of the Ramona Expressway culverts. It is unclear at this time what agency would maintain the splitters. The diversion of low flows and other project impacts have

been addressed within The Villages of Lakeview, Hydromoditfication Tehcnical Reprt, dated July, 2008.

10.PLANNING 005 GENERAL CONDITIONS **SP - MAINTAIN AREAS & PHASES** **Status:** **RECOMMND** **Conditions:** **Informational**

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING 006 GENERAL CONDITIONS **SP - P.A. DENSITY TRANSFER** **Status:** **RECOMMND** **Conditions:** **Informational**

Any Planning Area is permitted to develop the total number of dwelling units within the range dictated by the Land Use designation. The SPECIFIC PLAN grants additional flexibility in the total number of dwelling units permitted within a given Planning Area through the use of a Substantial Conformance application to the SPECIFIC PLAN.

The SPECIFIC PLAN provides a dwelling unit target count for each Planning Area. This is the applicants estimated unit count. Any dwelling unit counts over or under the dwelling unit target number, as outlined in Table B.1.2 of the SPECIFIC PLAN, shall be added or subtracted from the total number of permitted dwelling units in the SPECIFIC PLAN as a whole to ensure the 8,725 dwelling unit total for the SPECIFIC PLAN is not exceeded. Thus, target dwelling units are permitted to be transferred to and from Planning Areas that do not exceed the established density range of the land use designation for the Planning Area.

10.PLANNING 007 GENERAL CONDITIONS **SP - LC LANDSCAPING PLANS** **Status:** **RECOMMND** **Conditions:** **Informational**

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859 shall prevail.

10.PLANNING 008 GENERAL CONDITIONS **SP - HOLD HARMLESS (2)** **Status:** **RECOMMND** **Conditions:** **Informational**

The CSA or similar provider shall indemnify all park and recreational activities and shall be responsible for all maintenance and repair activities of improvements proposed by and for the SPECIFIC PLAN within Planning Areas 28, 31, 27, 34, 38, 39, 52, 29, 30, 36, 40, 32, 33, 35, and 37. This does not include MWD or school facilities.

10.PLANNING 009 GENERAL CONDITIONS **SP - VRP CONSISTENCY** **Status:** **RECOMMND** **Conditions:** **Informational**

All land subdivisions and Use Permit Applications (CUP's, PUP's, and Plot Plan's) must be consistent with the approved VILLAGE REFINEMENT PLAN of the corresponding VILLAGE, per the SPECIFIC PLAN.

10.PLANNING 010 GENERAL CONDITIONS **SP - DU/BLDNG MTRX** **Status:** **RECOMMND** **Conditions:** **Informational**

Given the size and scope of the project, every condition of approval which uses the term "Building Permit" as a trigger point shall be interpreted to mean "Dwelling Unit." For example a 100 unit apartment complex in one building shall count as 100 BUILDING PERMITS for purposes of these conditions, not simply one building permit.

For purposes of tracking the total build out of the SPECIFIC PLAN, the TLMA Counter Services Divison shall maintain a TOTAL DWELLING UNIT TRACKING MATRIX. The matrix shall differentiate between individual building permits and the total number of dwelling units that are represented by the building permits that have been issued for the entire Specific Plan. Any condition that requires a specific action at a specified "building permit issuance" shall use the TOTAL DWELLING UNIT TRACKING MATRIX to determine if the threshold has been met.

10.PLANNING 011 GENERAL CONDITIONS **SP - PUB BLDNG STANDARD** **Status:** **RECOMMND** **Conditions:** **Informational**

All buildings which require an occupancy permit and are intended to be owned by the County upon completion shall comply with Board Policy H-29.

10.PLANNING 012 GENERAL CONDITIONS **SP - UTL CROSS RAM/MCP** **Status:** **RECOMMND** **Conditions:** **Informational**

Plans for any project proposed utilities crossing the Ramona Expressway or the future Mid County Parkway shall be provided to the Riverside County Transportation Commission for consultation.

10.PLANNING 013
GENERAL CONDITIONS

SP - MODS TO CONDITIONS

Status: **RECOMMND**

Conditions: **Informational**

OnNce the SPECIFIC PLAN is approved, in addition to any thresholds listed in the SPECIFIC PLAN, any modifications to the Conditions of Approval that affect the entire SPECIFIC PLAN shall require a SPECIFIC PLAN Amendment. Any modifications to the Conditions of Approval that only affect a specific VILLAGE shall require a Substantial Conformance to the SPECIFIC PLAN.

10.PLANNING 014
GENERAL CONDITIONS

SP - VRP REQUIRED

Status: **RECOMMND**

Conditions: **Informational**

Prior to or concurrent with the first approval of any implementing project within any VILLAGE, a Specific Plan Substantial Conformance application for a VILLAGE REFINEMENT PLAN shall be required in accordance with Section B.11a of the SPECIFIC PLAN. No implementing project shall be approved before a VILLAGE REFINEMENT PLAN for the corresponding VILLAGE receives approval from the Planning Commission.

In accordance with Section B.11.i, the VILLAGE REFINEMENT PLAN shall establish number of building permit/dwelling unit triggers for park plans to be submitted and approved and for parks to be constructed. Such triggers shall consider both the provision of parks as early as possible to offer amenities to residents and the funding of maintenance of such parks based on revenue generated by constructed dwelling units.

Note: The VILLAGE REFINEMENT PLAN is processed as a Specific Plan Substantial Conformance; however once approved the Planning Director shall create a new LMS development number for the land management tracking system and all implementing projects within the respective VILLAGE shall be attached to the new VILLAGE REFINEMENT PLAN development number. Once the VILLAGE REFINEMENT PLAN is approved, all Specific Plan Conditions of approval shall be transferred into the new development number created by the VILLAGE REFINEMENT PLAN. All dwelling units shall be tracked at the VILLAGE level through the VILLAGE REFINEMENT PLAN development number and through the separate spread sheet referenced in condition 10.Planning.10 DU/BUILDING PERMIT MATRIX. This note shall also not apply if an alternative permit tracking process to LMS is being used.

Once approved, the VILLAGE REFINEMENT PLAN shall be added as an appendix to the SPECIFIC PLAN and act as additional Design Standards for the respective VILLAGE.

10.PLANNING 015
GENERAL CONDITIONS

GEN - IF HUMAN REMAINS FOUND

Status: **RECOMMND**

Conditions: **Informational**

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING 016 GENERAL CONDITIONS	**GEN - INADVERTANT ARCHAEO FIND**	**Status:** **RECOMMND**	**Conditions:** **Informational**

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

If during ground disturbance activities at any phase of project development cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its' sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative(s) and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representatives and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery

until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING 028 GENERAL CONDITIONS | **SP - GEO01437 (UPDATED 2013)** | **Status:** **RECOMMND** | **Conditions:** **Informational**

County Geologic Report (GEO) No. 1437 was prepared for this project (SP00342) Leighton and Associates, Inc. and is entitled "Preliminary Geotechnical Investigation for Due Diligence Purposes, Proposed 550-Acre Mixed-Use Development, Amway Property, North and South Sides Ramona Expressway, Lakeview, California", dated May 21, 2003. In addition, Leighton and Associates, Inc. prepared the following:

1.Leighton & Associates, Inc., April 1, 2013, "Updated Seismic Design Parameters, The Villages of Lakeview Project, Lakeview Area of Unincorporated Riverside County, California".

2.Leighton & Associates, Inc., August 5, 2013, "Preliminary Geotechnical Investigation fro Due Diligence purposes, Nutrilite (Amway) Property and Adjacent Areas, Lakeview Area, Unincorporated Riverside County, California".

3.Leighton & Associates, Inc., October 28, 2004, "Preliminary Geotechnical, Proposed 60-Acre Residential Development, Ross Property, South of the Ramona Expressway and West of Bridge Street, Lakeview Area of Unincorporated Riverside County, California".

4.Leighton & Associates, Inc., July 29, 2004, "Preliminary Geotechnical, Proposed 120-Acre Mixed Use Residential Development, Lacerte Property, South of the Ramona Expressway near Bridge Street, Lakeview Area of Unincorporated Riverside County, California".

5.Leighton & Associates, Inc., September 17, 2003, "Preliminary Geotechnical Investigation for Due Diligence Purposes, Proposed 437-Acre Mixed-Use Sherman Ranch Development, Vicinity of Lakeview Avenue East and 4th Street, Lakeview, California".

6.Leighton & Associates, Inc., September 17, 2003, "Preliminary Geotechnical Investigation for Due Diligence Purposes, Proposed Mixed-Use Residential Development, 75-Acre Abudayyeh Property, South of Lakeview Avenue East and East of 5th Street, Lakeview, California".

7.Leighton & Associates, Inc., September 22, 2003, "Preliminary Geotechnical Investigation for Due Diligence Purposes, Cannata Mixed-Use Residential Development, 135-Acre Thoroughbred Farm, Northeast of Hansen Avenue and Wolfskill Avenue, Lakeview, California".

8.Leighton & Associates, Inc., December 10, 2004, "Preliminary Rockfall Hazard Evaluation, The Villages of Lakeview, Lakeview Area of Unincorporated Riverside County, California".

9.Leighton & Associates, Inc., January 25, 2006, "Response to County of Riverside Seismic/Geologic/Geotechnical Review Sheet, Specific Pan 342 (County Geologic Report No. 1437), The Villages of Lakeview Project, Lakeview Area of Unincorporated Riverside County, California".

These documents are herein incorporated as a part of GEO01437.

GEO NO. 1437 concluded:

1.No severe geologic or soil-related hazards or constraints that would preclude development of the site have been found during the course of the above referenced studies.

2.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.

3.There are no active or potentially active faults that traverse the site.

4.The potential for fault ground rupture at the site is very low.

5.The potential for liquefaction occurrence at the site is very low.

6.The onsite soils are susceptible to an average of roughly 4 inches of seismic settlement based on the design earthquake, up to a maximum of roughly 5 inches. Differential settlement due to seismic loading is assumed to be 2.5 inches over a horizontal distance of 40 feet.

7.Seiches and tsunamis are not a hazard to the site.

8.The potential for future groundwater related subsidence is very low.

9.Slope instability and landslides are not an issue at the site.

10.Buried compost may be present locally on this site.

GEO NO. 1437 recommended:

1.The areas of proposed improvements should be cleared of vegetation, trash, and debris.

2.The underlying subgrade soil should be prepared in such a manner that a uniform response to the loads is achieved.

3.Removal of compressible surficial soils will be required during grading, prior to fill placement thereon. The removed materials should be moisture-conditioned (or dried), as necessary, and recompacted as structural fill in accordance with the recommendations of GEO01437.

4.The proposed structures should be constructed using post-tension foundation

systems.

5.If, during future studies, evidence of significant dairy waste is found onsite, studies to evaluate the potential for methane generation on the property should be undertaken.

The above referenced reports and response are satisfactory with respect to the specific plan and the related environmental impact report for this project. Mitigation measures identified in the above referenced reports shall be incorporated into the environmental impact report.

It should be noted that further geologic/geotechnical review will be required for the following: 1) the planning review phase of each tentative tract and/or development project within this specific plan, and 2) related to site grading and foundations prior to issuance of any grading permits associated with this project.

10.PLANNING 029 GENERAL CONDITIONS **SP - PDP01445** **Status:** **RECOMMND** **Conditions:** **Informational**

County Paleontological Report (PDP) No. 1445, submitted for this case (additional acreage added to SP00342), was prepared by LSA and is entitled: "Updated to the Paleontological Assessment for the Proposed Project, Approximately 2,789 Acres of the Villages of Lakeview Project, Riverside County, California", dated April 5, 2013.

PDP01445 concluded that portions of the project south of Romana Expressway are composed of old alluvial fan deposits from the Late Pleistocene that have a high paleontological sensitivity beginning 4 feet beneath the surface.

PDP01445 recommended a Paleontological Resources Impact Mitigation Program (PRIMP) be implemented and followed for the project.

PDP01445satisfies the requirement for a paleontological resource assessment for this case (additional acreage added to SP00342). PDP01445 is hereby accepted for SP00342.

10.PLANNING 031 GENERAL CONDITIONS **SP - DA REQS/COAS** **Status:** **RECOMMND** **Conditions:** **Informational**

Development Agreement No. 73 (DA) establishes certain requirements for development of the SPECIFIC PLAN. These requirements shall be complied with throughout the life of the DA. Certain specific conditions have been included on the SPECIFIC PLAN to ensure proper implementation of the DA through the SPECIFIC PLAN and subsequent applications. Not all requirements of the DA are addressed in the conditions for the SPECIFIC PLAN as certain requirements are not appropriate to include based on the milestone structure of conditions of approval. In addition to the conditions in the SPECIFIC PLAN related to the DA, any implementing

project shall also be reviewed in context of the requirements of the DA to ensure it is being applied appropriately.

20.PLANNING 001
PRIOR TO A CERTAIN DATE

SP - 90 DAYS TO PROTEST

Status: **RECOMMND**

Conditions: **Informational**

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

30.E HEALTH 001
PRIOR TO ANY PROJECT APPROVAL

SP - 342 ENV CLEANUP PROGRAM

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

Prior to the approval of any Planning Case project subject to SP#342 A2, the applicant shall submit to the Department of Environmental Health (DEH), Environmental Cleanup Program (ECP) for review and consideration an original copy of an Environmental Site Assessment (ESA) Phase 1 Study. Applicable review fees shall be required.

Prior to the Issuance of any Grading Permit, an Environmental Site Assessment (ESA) Phase 2 study shall be submitted to ECP for review if the information provided in the ESA Phase 1 study indicates the requirements. Applicable review fees shall be required.

For further information, please contact ECP at (951) 955-8980.

30.EPD 001
PRIOR TO ANY PROJECT APPROVAL

SP - 30 DAY PRECONSTR SURVEYS

Status: **RECOMMND**

Conditions: **Informational**

PRIOR TO ISSUANCE OF ANY GRADING PERMIT FOR ANY PROJECT OR APN ASSOCIATED WITH SP00342, A 30 DAY PRECONSTRUCTION SURVEY FOR BURROWING OWL MUST BE CONDUCTED BY A QUALIFIED BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY AND THE FINDINGS SUBMITTED IN A LETTER REPORT TO EPD (ENVIRONMENTAL PROGRAMS DEPARTMENT) FOR REVIEW. IF ANY OWLS ARE FOUND ONSITE RELOCATION WILL BE REQUIRED IN ACCORDANCE WITH THE EIR.

30.EPD 002
PRIOR TO ANY PROJECT APPROVAL

SP-PA 43/TANKAREA CONSERVATION

Status: RECOMMND

Conditions: Informational

Conservation acreage within Planning Area (PA) 43 post water tank site (labeled as "Area Designated for Water Tank on the Riverside County HANS 313 Exhibit dated 5-18-2009 Revised Final) shall be offered for dedication to the Western Riverside County Regional Conservation Authority (RCA) after tank site development contingencies have been resolved. The remainder of land within PA 43 shall be conveyed to the RCA within 90 days of completion of inspection & acceptance of the tanks by BY EMWD (EASTERN MUNICIPAL WATER DISTRICT). Evidence from the RCA indicating an assurance to keep this land undeveloped except for the water tanks shall be provided to EPD prior to issuance of any grading permit. Prior to issuance of any grading permits for the water tanks to be built in PA 43, the site plan for the tanks must be reviewed by EPD to ensure proper UWIGs & BMPs are utilized to minimize impacts on adjacent conserved lands. Specifically the construction area should be fenced off and construction limited to daytime hours. EPD shall inspect the perimeter fence prior to issuance of grading permit to ensure a secure barrier has been established for wildlife within the adjacent areas.

30.EPD 003
PRIOR TO ANY PROJECT APPROVAL

SP -NO GRADING IN CONSERVATION

Status: RECOMMND

Conditions: Informational

NO GRADING SHALL OCCUR WITHIN ANY AREAS TO BE DEICATED FOR CONSERVATION WITH AN EXCEPTION FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE CONSTRUCTION OF THE WILDLIFE UNDERCROSSING IN (PLANNING AREA) PA 50G. IN ADDITION MANUFACTURED SLOPES SHALL NOT EXTEND WITHIN ANY AREAS DETERMINED FOR CONSERVATION. THE FINAL GRADING PLANS OF ALL MAPS UNDER SP00342 SHALL BE SUBMITTED TO EPD FOR REVIEW TO ENSURE NO GRADING SHALL OCCUR WITHIN THE CONSERVATION AREAS.

30.EPD 004
PRIOR TO ANY PROJECT APPROVAL

SP - FENCING/BARRIER PLAN

Status: RECOMMND

Conditions: Informational

Prior to approval of any project under SP00342, the applicant shall consult with EPD regarding developing a fencing/barrier plan that will provide adequate separation between the project and adjacent conservation areas to minimize impact of domestic animals and illegal trespass as outlined in Section 6.1.4 of the WRMSHCP. This fencing plan shall be submitted to EPD for review prior to project approval and EPD shall visit the site to inspect the barriers prior to final building inspection. This fencing/barrier plan will only be required for projects adjacent to the conservation areas.

30.EPD 005
PRIOR TO ANY PROJECT APPROVAL

SP - FUEL MOD ZONES

Status: RECOMMND

Conditions: Informational

No impacts from fuel mod zones for fire clearance shall occur within any conservation or other biologically constrained areas. All fuel mod zones and conservation or biologically constrained areas shall be clearly delineated on all exhibits for projects under SP00342 which occur adjacent to conservation areas.

30.EPD 006
PRIOR TO ANY PROJECT APPROVAL

SP - MSHCP DRAINAGE

Status: RECOMMND

Conditions: Informational

Per Section 6.1.4 of the WRMSHCP no nuisance runoff shall be directed off site into adjacent conservation areas. The final project exhibit for approval must clearly show how the site is to be drained and confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas.

30.EPD 007
PRIOR TO ANY PROJECT APPROVAL

SP - MSHCP BMPS

Status: RECOMMND

Conditions: Informational

Prior to issuance of any grading permit under SP00342 Best Management Practices (BMP's) shall be installed to prevent impacts to anythe Riparian/Riverine Drainages present on the project site. BMP's shall include but are not limited to installation of silt fencing and erosion control measures along all sides of the drainages to insure that grading activities do not impact downstream functions and values. Silt fencing shall be installed around all proposed grading activities especially in any project adjacent to conservation areas in the NW area of SP00342. In addition construction hours shall be limited to daytime hours to limit nocturnal noise impacts and an exhibit prepared delineating disturbance versus conserved areas and all storage, fueling and access areas.

A qualified biologist currently holding a MOU with the County shall be consulted in developmet of BMPs and a summary of BMPs shall be provided to EPD. EPD shall be contacted directly once BMP's are installed and EPD shall confirm that all BMP's are secure and in place prior to issuance of any grading permit.

30.EPD 008
PRIOR TO ANY PROJECT APPROVAL

SP - MSHCP LANDSCAPING

Status: RECOMMND

Conditions: Informational

A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized with the exception of the 15 species referenced in Bio MM 11a of the EIR. No invasive species shall be

allowed in landscaping within 150' of any conservation area and within 500' of the San Jacinto Wildlife Area. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

30.EPD 009
PRIOR TO ANY PROJECT APPROVAL

SP - NOISE & LIGHTING UWIGS

Status: RECOMMND

Conditions: Informational

For any project under SP00342 which is located adjacent to any conservation areas, EPD shall visit the site prior to final inspection to ensure proper shielding has been utilized or that lighting has been directed away from adjacent conservation areas and to ensure proper noise mitigation measures have been implemented per the MSHCP consistency review.

30.EPD 010
PRIOR TO ANY PROJECT APPROVAL

SP - MSHCP CONVEYANCE

Status: RECOMMND

Conditions: Informational

As determined through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS file # 313), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of 984.5 acres as documented within Joint Project Review #07-07-16-01 dated 6-16-08 shall be offered for dedication to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes, and accepted by the RCA. This dedication shall occur without any fee credits or other compensation. This dedication must be completed prior to issuance of any grading permit or building permit, or prior to map recordation (whichever occurs first) within the boundary of SP00342.

Prior to the acceptance of this dedication the applicant shall provide a preliminary title report & Phase 1 Environmental Site Assessment for the area to be dedicated to the RCA for review. The RCA shall have sole and absolute discretion with respect to the information contained in the preliminary title report & Phase 1 Environmental Site Assessment. Title to this dedication shall be clear of all liens, encumberances, easements, leases (recorded & unrecorded) and taxes except those which the RCA may deem are acceptable (easements allowing for the maintenance of fuel modification or detention basins shall not be accepted).

30.EPD 011
PRIOR TO ANY PROJECT APPROVAL

SP - PA 50G GRADING/CONVEYANC

Status: RECOMMND

Conditions: Informational

Prior to issuance of any grading permits within Planning Area (PA) 50G (south of Ramona Expressway at eastern end of the Specific Plan area) for construction of the wildlife undercrossing, the site plan for this area must be reviewed by EPD to ensure proper UWIGs & BMPs are utilized to minimize impacts on adjacent

conserved lands. Specifically the construction area should be fenced off and construction limited to daytime hours. EPD shall inspect the perimeter fence prior to issuance of grading permit to ensure a secure barrier has been established for wildlife within the adjacent areas. Prior to final inspection of the grading for PA 50G this area shall be dedicated to the RCA for conservation.

30.FLOOD RI 001
PRIOR TO ANY PROJECT APPROVAL

SP SUBMIT WQMP

Status: **RECOMMND**

Conditions: **Informational**

A preliminary project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval prior to issuance of recommended conditions of approval.The WQMP shall be prepared consistent with the County's MS4 permit requirement in effect at the time the project is submitted.

30.PLANNING 001
PRIOR TO ANY PROJECT APPROVAL

SP - M/M PROGRAM (GENERAL)

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING 002
PRIOR TO ANY PROJECT APPROVAL

SP - NON-IMPLEMENTING MAPS

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE.

A non-implimenting map will not require a VILLAGE REFINMENT PLAN be approved prior to the approval of the non-implementing map."

30.PLANNING 003
PRIOR TO ANY PROJECT APPROVAL

SP - DURATION OF SP VALIDITY

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of thirty (30) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty five percent (85%) of the maximum amount of dwelling units allowed and fifty (50%) of the minimum required commercial square foot requirements allowed by the SPECIFIC PLAN as most recently amended.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICALBE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING 004
PRIOR TO ANY PROJECT APPROVAL

SP - SUBMIT FINAL DOCUMENTS

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: ract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department 1 copy Department of Environmental Health 1 copy Fire Department 1 copy Flood Control and Water Conservation District 1 copy Transportation Department 1 copy County Planning Department in Riverside 3 copies City of Perris 1 copy City of San Jacinto 1 copy City of Moreno Valley 1 copy Executive Office - CSA Administrator 1 copy Clerk of the Board of Supervisors 1 copy Any park provider if not the CSA 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING 005
PRIOR TO ANY PROJECT APPROVAL

SP - PROJECT LOCATION EXHIBIT

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located and a separate exhibit showing where in the respective VILLAGE it is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING 006
PRIOR TO ANY PROJECT APPROVAL

SP - ACOUSTICAL STUDY REQD

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING 010
PRIOR TO ANY PROJECT APPROVAL

SP - GEO STUDY REQUIRED

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geological/geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING 012
PRIOR TO ANY PROJECT APPROVAL

SP - EA REQUIRED

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING 013
PRIOR TO ANY PROJECT APPROVAL

SP - ADDENDUM EIR

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical informaiton (i.e. traffic studies, updated biological studies, etc.)

have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING 014
PRIOR TO ANY PROJECT APPROVAL

SP - SUPPLEMENT TO EIR

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING 015
PRIOR TO ANY PROJECT APPROVAL

SP - SUBSEQUENT EIR

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a signficant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this

implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING 016
PRIOR TO ANY PROJECT APPROVAL

SP - COMPLETE CASE APPROVALS

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPAs, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPAs, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, repectively. This condition may not be DEFERRED."

30.PLANNING 017
PRIOR TO ANY PROJECT APPROVAL

SP - AMENDMENT REQUIRED

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;

2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); 3. If a VILLAGE REFINMENT PLAN requires any CEQA analysys beyond an addendum to the EIR;

4. Dwelling unit counts with a Planning Area are proposed that are outside the Flexibility Range as illistrated in Table B.11.5 of the SPECIFIC PLAN; or,

5. As determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING 019
PRIOR TO ANY PROJECT APPROVAL

SP - AG/DAIRY NOTIFICATION

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of neighboring agricultural uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING 020
PRIOR TO ANY PROJECT APPROVAL

SP - PA PROCEDURES

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas. 2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the

affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING 021 PRIOR TO ANY PROJECT APPROVAL	**SP - CC&R RES PUB COMMON AREA**	**Status:** **RECOMMND**	**Conditions:** **Informational**

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions; 3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) restrict the number of domestic animals (e.g. dogs, cats, and other predatory animals) allowed per residence to two; additionally the property owners association shall enforce this restriction 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, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall

be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING 022
PRIOR TO ANY PROJECT APPROVAL

SP - CC&R RES PRI COMMON AREA

Status: **RECOMMND**

Conditions: **Informational**

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, d) contain a restriction which limits the number of domestic animals (e.g. dogs, cats, and other predatory animals) alloewed per residence to two and requires the property owner's association to enforce this restriction, and e) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply: -The association(s) or appropriate management entity shall be responsible for maintaining an approved fire protection/vegetation management (fuel modification) plan for lands adjacent to open space areas (Planning Areas 58, 66, 68, 69, 73, and 81). This helps implement EIR Mitigation Measure Hazards-Fire 6.

- The association(s) is(are) responsible for ensuring that all association maintained landscaping, more specifically association(s) maintained residential front yards and back yards, i.e., private common areas, and in the adjacent public street parkway use recycled water for irrigation and watering.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control.

To implement the mitigation measures of the Environmental Impact Report created for the project (EIR471) the Conditions, Covenants, and Restrictions shall also include and enforce the following provisions-

- The association(s) shall ensure that lighting is not projected into the Conservation Area at either the interface between the development and the MSCHP dedication to the south of the project along the Lakeview Mountains, or between the development and the the existing San Jacinto Wildlife Area (SJWA). Street lighting shall be designed with internal baffles to direct the lighting towards the ground and have a zero side angle cut off to the horizon. At the interface with the Lakeview Mountains, street lighting shall be at least 50 feet away from the Conservation Area. North of Ramona Expressway, street lighting shall be at least 400 feet from the project's proposed conservation areas and at least 500 feet

away from the existing SJWA. The shielded lighting and adequate setback shall ensure that there shall be no spillage of lighting into the Conservation Area. The CC&Rs shall restrict the placement and use of lighting on private residential properties, such that individual residences will not direct lighting into the Conservation Area. (MM Bio 1)

- The association(s) shall restrict the number of domestic animals (e.g., dogs, cats, and other predatory animals) allowed per residence to two and require that cats must be kept indoors, and identify that this restriction applies to the areas north of Ramona Expressway adjacent to the SJWA. Additionally the association(s) shall require that dogs must be kept on a leash at all times when walked within the Greenbelt pursuant to Development Standard B.8.e.33, in the February 2009 Specific Plan shall be modified to include language that restricts dogs to trails and a new Development Standard shall be added to require that no trails be located closer than 50 feet from the SJWA as shown below:

33. Signs requiring dogs to be leashed and to be kept on the trails except within the dog park shall be posted along the trails within the Greenbelt. 34. Trails shall be located no less than 50 feet from the wildlife area.

- In order to reduce the potential significant indirect effects of invasive species to Conservation Areas, the Specific Plan will design landscaped areas adjacent to the SJWA and Lakeview Mountains to avoid the use of invasive plant species identified in Table 6-2 of the MSHCP document. Of the 86 species identified in the MSHCP table (see also Appendix D (CD #3) and Appendix C (CD #3) of the Specific Plan), 71 of them will be outright prohibited within the Specific Plan. Of the remaining 15 plants, if used, they shall be placed at least 150 feet from the existing and proposed conservation areas in the Lakeview Mountains and shall not be used within 500 feet of the San Jacinto Wildlife Area and the downstream conservation areas along the San Jacinto River. CC&Rs will be enforced through the Home Owners' Association to exclude 71 invasive species from properties throughout the project and 86 invasive species from properties within the above-prescribed distances from the urban/wildland interfaces. Maintenance of landscaping in these areas will include the removal of invasives that may establish through natural dispersal mechanisms. Such maintenance shall be funded through the Environmental Stewardship Program. (MM Bio 11a)

- In order to reduce the potential significant indirect effects of pesticides and rodenticides to conservation areas, the Environmental Stewardship Program established under MM Bio 11, shall include an Integrated Pest Management (IPM) program. The IPM program will 1) Establish minimum action thresholds for the application of pesticides; 2) Provide educational materials to promote accurate identification of pests by homeowners, so appropriate control decisions can be made in conjunction with action thresholds; 3) Educate homeowners to promote the prevention of pests before infestation occurs; and 4) Recommend thresholds for utilization of control methods. Compliance with the IPM program will be made a requirement of the project Conditions, Covenants and Restrictions, and enforced through the homeowners association. (MM Bio 11b)

- The association(s) shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such

things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the association(s) shall provide individual homeowners with information about ways to recycle green waste individually and collectively. Homeowners shall be notified of such in the CC & Rs.

ehicle. This helps implement EIR Mitigation Measure Air 11.

-The association(s) or appropriate management entity shall be responsible for maintaining an approved fire protection/vegetation management (fuel modification) plan for lands adjacent to open space areas (Planning Areas 58, 66, 68, 69, 73, and 81). This helps implement EIR Mitigation Measure Hazards-Fire 6.

-The association shall require through, landscape review, and enforce that Turf be limited to 33% of the landscaped area of a conventional singlefamily detached lot.

- The association(s) is(are) responsible for ensuring that all association maintained landscaping, more specifically association(s) maintained residential front yards and back yards, i.e., private common areas, and in the adjacent public street parkway use recycled water for irrigation and watering.

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING 024
PRIOR TO ANY PROJECT APPROVAL

SP - PALEO M/M PROGRAM

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING 025
PRIOR TO ANY PROJECT APPROVAL

SP - GENERIC M/M PROGRAM

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING 026
PRIOR TO ANY PROJECT APPROVAL

SP - F&G CLEARANCE

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within planning areas 14, 8, 1, 5, 68, 69, 67, 62, 63, 81, 84 and 77 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construciton within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING 027
PRIOR TO ANY PROJECT APPROVAL

SP - ACOE CLEARANCE

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within planning areas 14, 8, 1, 5, 68, 69, 67, 62, 63, 81, 84, and 77 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construciton within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act

should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING 028
PRIOR TO ANY PROJECT APPROVAL

SP - SKR FEE CONDITION

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the size of the grading permit being granted. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

30.PLANNING 029
PRIOR TO ANY PROJECT APPROVAL

SP - POST GRADING REPORT

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist,paleontologist, and tribal representatives were complied with."

30.PLANNING 030
PRIOR TO ANY PROJECT APPROVAL

SP - SCHOOL MITIGATION

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Nuview Union School District shall be mitigated in accordance with state law."

30.PLANNING 034
PRIOR TO ANY PROJECT APPROVAL

SP - ENTRY MONUMENTATION

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1.All monumentation shall be in substantial conformance to the VILLAGE REFINMENT PLAN for the respective VILLAGE of the SPECIFIC PLAN.

2.Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING 036
PRIOR TO ANY PROJECT APPROVAL

SP - PALEO PRIMP & MONITOR

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition ("60 series" = prior to issuance of grading permits) shall be placed on the implementing project:

Based on the Paleontological Resource Assessemt prepared for this development (SP00342), entitled "Paleontological Resource Assessment, The Villages of Lakeview, Riverside County, California", prepared by LSA March 2007, the proposed development's potential to impact paleontological resources is high. Hence,

PRIOR TO ISSUANCE OF ANY GRADING PERMIT, THE FOLLOWING SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A Paleontological Resource Impact Mitigation Program (PRIMP) report that includes, at a minimum, the following:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

6.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

7.Procedures and protocol for collecting and processing of samples and specimens.

8.Fossil identification and curation procedures to be employed.

9.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.All pertinent exhibits, maps and references.

11.Procedures for reporting of findings.

12.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.

All reports shall be signed by the qualified paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a qualified paleontologist for the in-grading implementation of the PRIMP."

30.PLANNING 037
PRIOR TO ANY PROJECT APPROVAL

SP - LC LNDSCP COMMON AREA MT

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a.A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b.Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c.The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d.Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) _____"

30.PLANNING 039
PRIOR TO ANY PROJECT APPROVAL

SP - LC PARK PLANS REQUIRED

Status: **RECOMMND**

Conditions: **Informational**

All detailed park plans shall be submitted to and approved by the Planning Department, with consultation from the CSA 146 or similar provider for all park sites. The detailed park plans shall conform with the design criteria of the VILLAGE REFINMENT PLAN for the respective VILLAGE. All plans must also conform to Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and

placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

30.PLANNING 040
PRIOR TO ANY PROJECT APPROVAL

SP - AG SETBACKS

Status: RECOMMND

Conditions: Informational

All proposed residences, school buildings, and commercial structures shall be setback a minimum of 300 feet from active agricultural uses of an offensive nature at the time implementing project approval. Agricultural uses of an offensive nature shall be defined as: corrals, chicken houses, dairy waste ponds, manure stockpiles, commercial livestock. This setback shall not apply to areas of the project where Ramona Expressway intervenes between active agriculture and proposed development. The 300 foot setback may include public or private road rights-of-way, parking lots, and service or maintenance areas. The setback shall apply to all existing interim conditions as they exist at the time of any implementing project approval.

30.PLANNING 041
PRIOR TO ANY PROJECT APPROVAL

SP - BLD PERM/DWLNG TRK

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project, the applicant shall provide a "SP342 Total Dwelling Unit Tracking Spreadsheet." This spreadsheet shall be considered part of the SPECIFIC PLAN. Over time, this spreadsheet will track per Planning Area entitled units, tentative tract map units, final map recorded units and units actually built within every Planning Area in the SPECIFIC PLAN. The purpose of this tracking sheet is to enable the Planning Department to ensure compliance with the established Planning Area development ranges as outlined in Table B.11.5 of the SPECIFIC PLAN. This sheet will also be used to ensure constancy with the separate tracking spread sheet referenced in condition 10.Planning.10 DU/BUILDING PERMIT MATRIX.

This condition cannot be DEFERRED or set to NOT APPLICABLE"

30.PLANNING 050
PRIOR TO ANY PROJECT APPROVAL

SP - *CNT RES BLD PERM

Status: RECOMMND

Conditions: Informational

This Condition is applied to assist the Planning Department with tracking the build-out of each VILLAGE within the SPECIFIC PLAN.

Each VILLAGE within the SPECIFIC PLAN shall receive a different development level designation when the VILLAGE REFINEMENT PLAN application is filed. All subsequent implementing projects, including any processed concurrently with the

VILLAGE REFINEMENT PLAN shall be attached to the development level designation for the corresponding VILLAGE REFINEMENT PLAN. This condition shall be applied to each VILLAGE REFINEMENT PLAN to automatically count the development of all new residential dwelling units for that VILLAGE on the County's Land Management System. Accordingly, this condition will not allow more than _____ residential dwelling units to be issued within the VILLAGE.

The total dwelling unit count shall be tracked in a separate spreadsheet by the Planning Director or his designee and updated by the applicants for each new project. This is part of the application submittal requirements per the SPECIFIC PLAN.

30.PLANNING 051
PRIOR TO ANY PROJECT APPROVAL

SP - SCHOOL MITIGATION

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Perris High School Union School District shall be mitigated in accordance with state law."

30.PLANNING 055
PRIOR TO ANY PROJECT APPROVAL

SP - WTR TANK - MM AESTH 1

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Permanent water tank(s) shall be screened using landscaping and paint colors that blend in with the surrounding hills. A combination of earthen berms and landscaping may be used. The landscape screening plans shall be submitted to Eastern Municipal Water District for approval prior to approval of final construction documents for the tank(s).

Any implementing projects that include such facilities shall incorporate this requirement into conceptual and final landscape plans and this condition shall be set to MET. If the implementing project do not include such facilities, this condition shall be set to NOTAPPLY.

30.PLANNING 056
PRIOR TO ANY PROJECT APPROVAL

SP - LS EXPWY - MM AESTH 2

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Landscaping shall be provided adjacent to the Garden Village and Town Center Village to address foreground views from Ramona Expressway. The extent and nature of the landscaping shall be reviewed and approved by the County during the Village Refinement Process for these villages. The Village Refinement Process is detailed in Section B.11 of The Villages of Lakeview Specific Plan, Alternative 7 and shall occur prior to, or concurrent with, the first subdivision within a village. The landscaping shall include drought-tolerant, low groundcover and shrubs with mulch or rock to provide an attractive ground plain. Trees shall be grouped to create a row between Ramona Expressway and any residential units consistent with MM AQ 5.

Any implementing projects that are located within the Garden Village and Town Center adjacent to Ramona Expressway shall incorporate this requirement into conceptual and final landscape plans. If the implementing project is not located within the Garden Village and Town Center adjacent to Ramona Expressway, this condition shall be set to NOTAPPLY.

30.PLANNING 057
PRIOR TO ANY PROJECT APPROVAL

SP - HANSEN LS - MM AESTH 3

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The landscaping of the school and residential uses within the Hansen Avenue area shall include the preservation of existing mature trees, to the extent feasible, and the use of white split rail fences. The preservation of the trees shall be confirmed at the approval of the Village Refinement Plan (detailed in Section B.11 of the Specific Plan) for the Garden Village and finalized prior to Final Inspection of last adjacent residential unit. If the 24 existing trees along the entry to the horse ranch cannot be preserved, then they shall be replaced within the planned park at a ratio of 1:1 by the planting of new 36-inch box trees of the same species as the mature trees being removed. The Multi-Purpose Community Trail along Hansen and Wolfskill Avenues and Poppy Road shall also include trees spaced to the extent feasible so as not to block views and shall also incorporate the use of white split-rail fences. Prior to grading permits, landscape plans shall be submitted to the Building Department for approval. Construction of trail and landscaping shall occur commensurate with adjacent implementing tracts and finalized prior to Final Inspection of last adjacent residential unit. Construction of the park elements shall be completed as required per unit number triggers in the Specific Plan (No. 342) as reflected in the Parkland Tracking Report. The Parkland Tracking Report shall be accompanied with the Village Refinement Plan and shall occur prior to, or concurrent with, the first subdivision within a village as detailed in Section B.11 of the Specific Plan.

Any implementing projects that are located adjacent to Hansen Avenue or that would trigger the Village Refinement Plan for the Garden Village shall incorporate this. If the implementing project is not located adjacent to Hansen Avenue or the Garden Village, this condition shall be set to NOTAPPLY.

30.PLANNING 058
PRIOR TO ANY PROJECT APPROVAL

SP - WOLFSKLL/POPPY-MM AESTH 4

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Grading plans for the portions of the site which abut Wolfskill Avenue or Poppy Road, shall be reviewed by the Building Department to ensure that slopes which are higher than existing roads are no higher or longer than the Conceptual Grading Diagram in Specific Plan 342 indicates. Building layouts and setbacks shall also be reviewed to ensure that some views over or between proposed buildings are maintained along Wolfskill Avenue. Some means of achieving the intent of this mitigation may include, but are not limited to: reduced-height homes along the frontage with existing local roads, larger setbacks, stepped grading, etc.

Any implementing projects that are located adjacent to Wolfskill Avenue or Poppy Road shall incorporate this condition. If the implementing project is not located adjacent to Wolfskill Avenue or Poppy Road, this condition shall be set to NOTAPPLY.

30.PLANNING 059
PRIOR TO ANY PROJECT APPROVAL

SP - AG SETBK - MM AG2/LU2

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To reduce potential significant adverse impacts due to incompatibility between agricultural uses and proposed development, proposed residences, and school buildings shall be setback 300 feet from the location of any of the following active agricultural uses: corrals, chicken houses, dairy waste ponds, manure stockpiles, or commercial livestock pens. This setback shall not apply to areas of the project where Ramona Expressway intervenes between active agriculture and proposed development. The 300-foot setback may include public road rights-of-way, parking lots, and service or maintenance areas. A temporary 300-foot setback shall also be maintained between occupied project-related buildings and any of the existing on-site or adjacent active corrals, chicken houses, dairy waste ponds, manure stockpiles, or commercial livestock pens that are located in a later phase of project

development and that may continue to operate while earlier phases of development are built. The temporary setback requirement shall expire when the applicable onsite use is discontinued and the planned residential and school development may then occur in the previous setback area.

Any implementing projects that are located adjacent to any such uses shall incorporate this condition. If the implementing project is not located adjacent to any such uses, this condition shall be set to NOTAPPLY.

30.PLANNING 060
PRIOR TO ANY PROJECT APPROVAL

SP - AG NOTICE - MM AG 3

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

All owners or renters of residential units in the project shall be provided with a recorded deed disclosure or similar written notice prior to the completion of a residential purchase transaction or a lease. The notice shall inform new residents that existing agricultural uses near the project area may create nuisances such as flies, odors, dust, and chemical spraying. This form of the disclosure shall be approved by the County during the review and approval of the first tentative map for the project and shall be supplied to a residential property purchaser or renter by the Master Developer, Master Developer's agent or the Master Developer's successors in interest or assignees, including any purchaser of residential property within the project area.

30.PLANNING 061
PRIOR TO ANY PROJECT APPROVAL

SP - CONST EQUIP MNT - MM AQ 1

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

During construction, ozone precursor emissions from mobile construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune as required by and compared against the manufacturers' specifications applicable to each piece of equipment to the satisfaction of the Department of Building and Safety. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction. Compliance with this measure shall be subject to periodic inspections by the Department of Building and Safety.

30.PLANNING 062
PRIOR TO ANY PROJECT APPROVAL

SP - CONST TIER 3 - MM AQ 2

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

During grading phases, all project developers shall use construction equipment (i.e., scrapers, dozers, and tractors/loaders/backhoes) that is United States Environmental Protection Agency (USEPA) Tier 3 certified. Proof of compliance shall be reviewed by the Department of Building and Safety's Grading Division prior to issuance of a grading permit. For all other off-road equipment with engines rated at 75 horsepower or greater, no construction equipment will be used that is less than Tier 2 at the commencement of construction (2016), less than Tier 3 starting in construction year 5 (2020), less than Tier 4 Interim starting in construction year 10 (2025), and Tier 4 Final starting in construction year 15 (2030). An exemption from these requirements may be granted by Riverside County in the event that the applicant documents that (1) equipment with the required tier is not reasonably available (e.g., reasonability factors to be considered include those available within Riverside County within the scheduled construction period), and (2) corresponding reductions in criteria pollutant emissions are achieved from other construction equipment.

30.PLANNING 063
PRIOR TO ANY PROJECT APPROVAL

SP - CONST POWER - MM AQ 3

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Where economically and physically feasible, project developers shall use electricity from power poles instead of temporary diesel or gasoline powered generators. Feasibility shall be determined by the Department of Building and Safety's Grading Division prior to issuance of grading permits.

30.PLANNING 064
PRIOR TO ANY PROJECT APPROVAL

SP - CONST IDLING - MM AQ 4

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

All project developers shall minimize vehicle and truck idling time during construction through the implementation of traffic control measures (e.g.,

including turn lanes during construction activities, scheduling of construction activities to minimize congestion, parking configuration to minimize traffic interference). Prior to issuance of grading permits, a traffic control plan detailing the traffic control measures shall be reviewed and approved by the Department of Building and Safety's Grading Division.

30.PLANNING 065
PRIOR TO ANY PROJECT APPROVAL

SP - EXPWY LS - MM AQ 5

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The applicant or its successor shall install tiered vegetative landscaping, which shall include trees with finely needled leaves, like Deodar, between Ramona Expressway/Mid-County Parkway and any residential unit located within 500 feet of Ramona Expressway/Mid County Parkway on the project site. The tiered vegetation shall extend at least 164 feet (50 meters) laterally on either side of the project site. It shall be maintained as part of the residential community landscaping areas. Landscape plans shall be reviewed and approved by the County.

Any implementing projects that are located within 500 feet of Ramona Expressway/Mid County Parkway shall incorporate this requirement into conceptual and final landscape plans. If the implementing project is not located within 500 feet of Ramona Expressway/Mid County Parkway, this condition shall be set to NOTAPPLY.

30.PLANNING 066
PRIOR TO ANY PROJECT APPROVAL

SP - EXPWY HVAC - MM AQ 6

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

PRIOR TO THE FINAL INSPECTION OF BUILDING PERMITS, The applicant or its successor shall install an air filtration system on any Heating, Ventilation, and Air Conditioning (HVAC) system within any residential unit located within 500 feet of Ramona Expressway/Mid County Parkway on the project site. The air filtration system shall achieve a reduction of at least 80 percent of the particulate matter emissions, such as can be achieved with a Minimum Efficiency Reporting Value 13 ("MERV-13") air filtration system. For rental units within 500 feet of the Ramona Expressway/Mid County Parkway on the project site, the owner/property manager shall maintain the air filtration system on any HVAC in accordance with the manufacturer's recommendations. For residential owned units within 500 feet of Ramona Expressway/Mid County Parkway on the project site, the homeowner's

association (HOA) shall incorporate requirements for long-term maintenance of the air filtration system on any HVAC in the HOA's Covenant, Conditions, and Restrictions.

This condition shall apply to any implementing projects that are located within 500 feet of Ramona Expressway/Mid County Parkway. If the implementing project is not located within 500 feet of Ramona Expressway/Mid County Parkway, this condition shall be set to NOTAPPLY.

30.PLANNING 067
PRIOR TO ANY PROJECT APPROVAL

SP - MIN GRADING - MM AQ 7

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Project developers shall minimize grading, earth-moving, and other energy-intensive construction practices.

30.PLANNING 068
PRIOR TO ANY PROJECT APPROVAL

SP - SCAQMD SOON - MM AQ 8

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers will encourage construction contractors to apply for SCAQMD "SOON" funds for construction equipment.

30.PLANNING 069
PRIOR TO ANY PROJECT APPROVAL

SP - DUST CONTROL - MM AQ 9

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of grading or building permit, the project proponent shall submit a Fugitive Dust Control Plan to South Coast Air Quality Management District (SCAQMD) for review and approval. The Fugitive Dust Control Plan shall reduce emissions, during construction of particulate matter that is 10 microns or less and 2.5 microns or less in diameter (PM10 and PM2.5). The Fugitive Dust Control Plan shall include:

1.Name(s), address(es), and phone number(s) of person(s) responsible for the preparation, submission and implementation of the plan.

2.Identification of a dust control supervisor that has completed the SCAQMD Fugitive Dust Control Class.

3.Description and location of operation(s).

4.Listing of all fugitive dust emissions sources included in the operation.

5.The following dust control measures shall be implemented:

-Maintain daily records to document the specific dust control actions taken

-Implement Table 2 of Rule 403 at all times and actions specified in Table 3 of Rule 403 when applicable.

-Install and maintain project signage with project contact person that meets the minimum standards of Rule 403 Implementation Handbook.

-Suspend all excavating and grading operations when wind gusts (as instantaneous gusts) exceed 25 mph.

-Apply water at least three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.

-To prevent trackout, pave construction roadways as early as possible; install gravel pads; install wheel shakers or wheel washers, and limit site access.

-When sweeping streets to remove visible soil materials, use SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks.

-Limit soil disturbance to the amounts analyzed in the Final EIR.

-Replace ground cover in disturbed areas as quickly as possible.

-All roadways, driveways, sidewalks, etc., to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

-All haul trucks hauling soil, sand and other loose materials on public roads shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).

-Where feasible, use bedliners in bottom-dumping haul vehicles.

-Traffic speeds on unpaved roads shall be limited to a maximum of 15 miles per hour.

-Require the application of non-toxic soil stabilizers according to manufacturers' specification to all inactive construction areas (previously graded areas inactive for ten days or more).

-Other fugitive dust control measures as necessary to comply with SCAQMD Rules and Regulations.

30.PLANNING 070
PRIOR TO ANY PROJECT APPROVAL

SP - TRUCK ROUTES - MM AQ 10

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

During construction, project developers shall have truck routes clearly marked with trailblazer signs, so trucks will not enter residential areas.

30.PLANNING 071
PRIOR TO ANY PROJECT APPROVAL

SP - ARCH COAT - MM AQ 11

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall, where feasible:

-Use coatings and solvents with a VOC content lower than that required under SCAQMD Rule 1113.

-Construct or build with materials that do not require painting.

-Require the use of pre-painted construction materials.

30.PLANNING 072
PRIOR TO ANY PROJECT APPROVAL

SP - MIKE LANE - MM LU 2

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To reduce potential land use density/intensity conflicts between existing rural residences on Mike Lane and future adjacent residential homes, a sight line study

or evidence showing avoidance as feasible of views from proposed residences into existing homes on Mike Lane shall be submitted at the time of Tract Map submittal, or as otherwise approved by the Planning Director. Conflicts associated with potential views from proposed residences into existing homes on Mike Lane may be avoided through use of various means including but not limited to: location of windows and balconies, landscaping, walls, elevation differences, or setbacks for proposed buildings within the proposed project.

This condition shall apply to any implementing projects that are located adjacent to Mike Lane. If the implementing project is not located adjacent to Mike Lane, this condition shall be set to NOTAPPLY.

30.PLANNING 073
PRIOR TO ANY PROJECT APPROVAL

SP - PUBLIC ART - MM LU 3

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To eliminate inconsistencies with General Plan Policy LU.4.1, which encourages public art, and to provide a mechanism for interpretation of some of the historic land uses of the project site, public art and/or historic interpretation art or exhibits, shall be incorporated into the project in a minimum of three locations. At least one exhibit will focus on the project site's prehistoric archaeological resources and interpretation at a location(s) to be determined at a later date, depending on subject matter.

The above requirement shall be incorporated into Village Refinement Plans as they are required.

30.PLANNING 074
PRIOR TO ANY PROJECT APPROVAL

SP - HANSEN NOISE1 - MM NOI 1

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Ground-floor outdoor active use areas along and fronting Hansen Avenue require a barrier with a minimum height of 6 feet aboveground. This barrier can consist of earthen berm, concrete block, or Plexiglas along the property line or along the perimeter of each individual backyard.

This condition shall apply to any implementing projects that are located adjacent to Hansen Avenue. If the implementing project is not located adjacent to Hansen Avenue, this condition shall be set to NOTAPPLY.

30.PLANNING 075
PRIOR TO ANY PROJECT APPROVAL

SP - HANSEN NOISE2 - MM NOI 2

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Building facades enhancements that reduce the interior noise level to meet the County standard of 45 dBA Ldn are required for bedrooms associated with frontline residential dwelling units along and fronting Hansen Avenue.

This condition shall apply to any implementing projects that are located adjacent to Hansen Avenue. If the implementing project is not located adjacent to Hansen Avenue, this condition shall be set to NOTAPPLY.

30.PLANNING 076
PRIOR TO ANY PROJECT APPROVAL

SP - HANSEN NOISE3 - MM NOI 3

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

All frontline bedrooms/living rooms/family rooms along Hansen Avenue shall be equipped with a mechanical ventilation system such as air-conditioning.

This condition shall apply to any implementing projects that are located adjacent to Hansen Avenue. If the implementing project is not located adjacent to Hansen Avenue, this condition shall be set to NOTAPPLY.

30.PLANNING 077
PRIOR TO ANY PROJECT APPROVAL

SP - INT NOISE WALL - MM NOI 4

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Roadway segments within the project boundary shall be required to have a 6-foot sound wall, mechanical ventilation, and/or building facades enhancements that reduce the interior noise level to meet the County standard of 45 dBA Ldn for bedrooms associated with frontline residential dwelling units in the locations specified in the Noise Impact Analysis (Noise, pp. 3 and 40).

This condition shall apply to any implementing projects that are located in areas

specified in the Noise Impact Analysis (Noise, pp. 3 and 40). If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

30.PLANNING 078
PRIOR TO ANY PROJECT APPROVAL

SP - EXT NOISE WALL - MM NOI 5

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Ground-floor outdoor active use areas in locations specified in the Noise Impact Analysis require a barrier with a minimum height of 8 feet aboveground (Noise, pp. 3 and 41). This barrier can consist of earthen berm, concrete block, or Plexiglas along the property line or along the perimeter of each individual backyard.

This condition shall apply to any implementing projects that are located in areas specified in the Noise Impact Analysis (Noise, pp. 3 and 41). If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

30.PLANNING 079
PRIOR TO ANY PROJECT APPROVAL

SP - INT NOISE BLDG - MM NOI 6

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Building facade enhancements that reduce the interior noise level to meet the County standard of 45 dBA Ldn are required for bedrooms in units along and fronting the areas specified in the Noise Impact Analysis (Noise, pp. 3 and 41).

This condition shall apply to any implementing projects that are located in areas specified in the Noise Impact Analysis (Noise, pp. 3 and 41). If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

30.PLANNING 080
PRIOR TO ANY PROJECT APPROVAL

SP - INT NOISE HVAC - MM NOI 7

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

All frontline bedrooms (i.e., bedrooms with windows facing the street) in the

locations specified in the Noise Impact Analysis (Noise, pp. 4 and 41) require a mechanical ventilation system, such as air-conditioning.

This condition shall apply to any implementing projects that are located in areas specified in the Noise Impact Analysis (Noise, pp. 4 and 41). If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

30.PLANNING 081
PRIOR TO ANY PROJECT APPROVAL

SP - SCHOOL NOISE - MM NOI 8

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

A public park and a K-8 school are required to have an 8-foot high sound wall along the property line as specified in the Noise Impact Analysis (Noise, pp. 4 and 41), subject to the detailed design of the outdoor open space areas for these facilities.

This condition shall apply to any implementing projects that include the school sites specified in the Noise Impact Analysis (Noise, pp. 4 and 41). If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

30.PLANNING 082
PRIOR TO ANY PROJECT APPROVAL

SP - EXPWY NOISE - MM NOI 9

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

As specified in the Noise Impact Analysis, sound walls of 6 feet to 14 feet in height are required to ensure that noise levels for future residences or other sensitive receptors would not exceed acceptable levels under County standards. (Noise, pp. 4 and 41) The final location and height of the sound wall required shall be approved by the County Department of Environmental Health once the grading information for the frontline lots along Ramona Expressway is available. To accommodate phasing, an acoustical impact analysis shall be submitted with the required acoustical review application form and fees to the County Department of Environmental Health for each implementing development project (i.e. tentative tract maps, site plans) that will have residential lots fronting Ramona Expressway. Each analysis shall include a determination of the location, height, and materials of the sound walls needed for that specific implementing development project to ensure that the 65 dBA exterior standard for sensitive receptors is met. The sound walls for each implementing development project shall be constructed prior to the

issuance of the first certificate of occupancy within each implementing development project with residential lots fronting Ramona Expressway.

This condition shall apply to any implementing projects located adjacent to Ramona Expressway and as specified in the Noise Impact Analysis (Noise, pp. 4 and 41). If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

30.PLANNING 083
PRIOR TO ANY PROJECT APPROVAL

SP - HUNTING - MM NOI 10

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To inform future residents of THE VILLAGES OF LAKEVIEW that hunting is allowed in the San Jacinto Wildlife Area, and of their proximity to said hunting, which may cause loud intermittent noises from gunshots, a disclosure statement shall be provided to prospective buyers prior to the purchase of homes within the proposed project. A copy of the California Department of Consumer Affairs' Bureau of Real Estate White Report shall be given to Riverside County Planning Department that the sales staff/escrow officers for each housing area being sold include such notification prior to Final Inspection.

30.PLANNING 084
PRIOR TO ANY PROJECT APPROVAL

SP - CONST MUFFLER - MM NOI 11

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

30.PLANNING 085
PRIOR TO ANY PROJECT APPROVAL

SP - CONST LOCAT - MM NOI 12

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project contractor shall place all stationary construction equipment so that emitted noise is directed away from existing off-site residences to the west of the site.

30.PLANNING 086
PRIOR TO ANY PROJECT APPROVAL

SP - CONST STAGING - MM NOI 13

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors to the west of the site during all project construction.

30.PLANNING 087
PRIOR TO ANY PROJECT APPROVAL

SP - CONST GEN - MM NOI 14

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To reduce noise impacts associated with temporary diesel- or gasoline-powered generators, and where a portable diesel- or gas-powered generator is necessary, such generator shall have maximum noise muffling capacity and be located as far as technically feasible from noise-sensitive uses.

30.PLANNING 088
PRIOR TO ANY PROJECT APPROVAL

SP - CONST IDLING - MM NOI 15

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three (3) minutes when not in use.

30.PLANNING 089
PRIOR TO ANY PROJECT APPROVAL

SP - CONST BARRIER - MM NOI 16

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Provide portable barriers for high-noise activities (e.g., dumping of ballast materials) taking place adjacent to existing sensitive receptors. The barriers should be placed near the mass-producing equipment, between the noise source and the receptors. These barriers may be constructed on site from 4 feet by 8 feet sheets of marine plywood (minimum 1-inch thick) or 1 1/8 inch tongue-in-groove subfloor, backed with 3.5-inch-thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier.

This condition shall apply to any implementing projects that are located adjacent to existing residential uses or other noise sensitive land uses. If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

30.PLANNING 090
PRIOR TO ANY PROJECT APPROVAL

SP - BLAST NOTICE - MM NOI 17

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The developer shall notify neighboring residents within 0.25 mile of any areas that will require blasting regarding the timing and duration of any potential blasting activities associated with the proposed project. Notification shall take place a minimum of five (5) working days prior to anticipated blasting activities.

30.PLANNING 091
PRIOR TO ANY PROJECT APPROVAL

SP - MWD/EMWD ACCESS - MM UT 1

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project shall implement reasonable and feasible measures that maintain access to all existing on-site water conveyance and related facilities owned and operated by the Metropolitan Water District of Southern California (MWD) or the Eastern Municipal Water District (EMWD) for facility or right-of-way maintenance or repair purposes. The project shall submit preliminary engineering design drawings or plans to MWD or to EMWD, as applicable, for review and comment prior to constructing any project improvement, including but not limited to recreational facilities and storm drain plans, located within the right-of-way for any existing on-site water conveyance or related facility owned or operated by either agency. All

submittals to either agency shall clearly identify the applicable water facilities and rights-of-way and the proposed construction within the rights-of-way. No construction within an existing on-site MWD or EMWD water facility right-of-way shall proceed until agency review and approval from the MWD's Board of Directors has been received by the project. The project shall incorporate comments received from MWD or EMWD regarding a proposed project activity within an existing water facility right-of-way to the maximum extent feasible.

This condition shall apply to any implementing projects that are located on areas currently utilized for MWD or EMWD access or areas located adjacent to MWD or EMWD facilities. If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

30.PLANNING 092
PRIOR TO ANY PROJECT APPROVAL

SP - UNDERGROUNDING1 - MM UT 3

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to recordation of a final map for a parcel located within the Specific Plan area by the County, the applicant seeking the final map approval shall construct, or enter into an agreement and post security, in a form and amount acceptable to the Building and Safety Department, guaranteeing the undergrounding of proposed utility distribution lines in conformance with applicable County and SCE standards and the County's Capital Improvement Policy.

30.PLANNING 093
PRIOR TO ANY PROJECT APPROVAL

SP - UNDERGROUNDING2 - MM UT 4

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Tentative tract maps for parcels within the Specific Plan area shall be conditioned to require that all electrical service lines (excluding transmission lines) serving development within the project will be installed underground.

30.PLANNING 094
PRIOR TO ANY PROJECT APPROVAL

SP - RELOCATE LINES - MM UT 5

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The contractor shall temporarily relocate existing overhead electrical distribution facilities, as necessary to maintain service to existing electrical users, while grading and installing any underground electrical systems within the Specific Plan area that require the temporarily relocation of existing overhead electrical distribution facilities, subject to the approval, if necessary, of all applicable local, regional and utility companies.

30.PLANNING 095
PRIOR TO ANY PROJECT APPROVAL

SP - GAS SERVICE - MM UT 6

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project shall implement reasonable and feasible measures to ensure that gas service remains available to all existing customers that could be affected by project construction of new or replacement gas lines within the Specific Plan area.

30.PLANNING 096
PRIOR TO ANY PROJECT APPROVAL

SP - GAS FACILITIES - MM UT 7

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

A chain link fence (or other facility as approved by the Riverside County Planning Department) shall be installed around the existing Southern California Gas Company natural gas pressure control facility located on Davis Road to protect the facility during project construction. The project shall implement reasonable and feasible measures to ensure that Southern California Gas Company maintains access to the facility and to the existing 36-inch gas line that connects with the pressure control facility for ordinary and customary maintenance, repair and other services. Prior to the commencement of grading within the existing 36-inch gas pipeline easement in the Specific Plan area, the project shall obtain a "permission to grade" letter or functionally similar written permission from Southern California Gas Company confirming that the grading activity will not adversely affect the pipeline.

This condition shall apply to any implementing projects that are located on areas where the pipeline easement exists or areas adjacent to the easement or other

facilities. If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

30.PLANNING 097
PRIOR TO ANY PROJECT APPROVAL

SP - CONST WASTE - MM UT 8

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project shall recycle, reuse, and reduce the amount of construction and demolition waste materials (i.e., concrete, asphalt, wood, etc.) subject to landfill disposal to the extent feasible and in compliance with applicable County requirements. The project shall submit Waste Recycling Plan for approval by the Riverside County Waste Resources Department and the Riverside County Department of Building and Safety prior to the issuance of building permits. The plan reporting procedures must be approved by the Riverside County Waste Resources Department, and reports submitted to the Riverside County Building and Safety Department prior to the issuance of a certificate of occupancy for an applicable structure.

30.PLANNING 098
PRIOR TO ANY PROJECT APPROVAL

SP - GREEN RECYC - MM UT 9

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The Homeowners Association established for the proposed development shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively. Homeowners shall be notified of such in the CC&Rs.

30.PLANNING 099
PRIOR TO ANY PROJECT APPROVAL

SP - MF WASTE - MM UT 10

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of a building permit for any multi-unit (five or more units) residential, commercial, or industrial facility, the project shall obtain written confirmation from the from Riverside County Waste Resources Department that sufficient recycling collection and loading facilities as required by state and local laws and regulations have been incorporated into the design of each facility.

30.PLANNING 100
PRIOR TO ANY PROJECT APPROVAL

SP - FRNT YD TREES - MM GHG 1

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The County shall verify before issuance of all single family residential building permits that three trees are planted per single family residence (i.e. one more tree than required) where planting is feasible based on front yard area/setbacks.

30.PLANNING 101
PRIOR TO ANY PROJECT APPROVAL

SP - APPLIANCES - MM GHG 2

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The County shall verify before residential building permits final inspection that where appliances are offered by residential project developers, Energy Star-rated appliances (or other equivalent technology) for clothes washers, dish washers, refrigerators, and fans shall be installed in the residences.

30.PLANNING 102
PRIOR TO ANY PROJECT APPROVAL

SP - LIGHTING - MM GHG 3

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The County shall verify before issuance of all residential and non-residential building permits that high efficiency light bulbs and lighting fixtures are installed in

residential and non-residential buildings. High efficiency light bulbs include compact florescent lamps (CFLs), light emitting diodes (LED), and other light bulbs that provide an energy efficiency of at least 75% compared to traditional incandescents.

30.PLANNING 103
PRIOR TO ANY PROJECT APPROVAL

SP - TRANS DMD MGMT - MM GHG 4

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Transportation Demand Management - Neighborhood Site Enhancements, including: -The County shall verify before issuance of non-residential building permits that the project provides bicycle parking in recreation, commercial, and public use areas; and -The County shall verify before issuance of all building permits that the project includes pedestrian access system integrated into the design of the community to encourage pedestrian travel as an alternative to automobile travel, as specified in the SPECIFIC PLAN and any VILLAGE REFINEMENT PLAN.

30.PLANNING 104
PRIOR TO ANY PROJECT APPROVAL

SP - CARPOOL - MM GHG 5

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers will include program(s) that will promote carpooling on the project site. Programs may include programs with the following Characteristics: -A ride matching assistance program provided by the Home Owner Association (HOA) or other organization that will include ride matching through its website and/or social media site and/or advertisements in community common areas -A school trip matching via the HOA, Parent Teacher Association (PTA), or other organization and the schools to match local students together for potential carpools through the HOA, PTA, and school website and/or social media site and/or promotion at the local schools -A work commute trip reduction program for on-site employment that may include employer carpooling promotion, employer ride-matching assistance, preferential carpool parking on-site, promotion of employer flexible work schedule, employer vanpool assistance, and on-site bicycle end-trip facilities including bicycle parking.

30.PLANNING 105
PRIOR TO ANY PROJECT APPROVAL

SP - EV CHARGIN - MM GHG 6

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The County shall verify before issuance of all residential and non-residential building permits that: -Garages in single family homes are wired with a 240 kV outlet, suitable for future electric car charging devices or service; -One electric vehicle charging station is installed for every 15 multi-family dwelling units; -Commercial uses to have electric vehicle charging stations for at least 2% of all parking spaces; and -One 240 kV outlet is installed in the vicinity of every loading dock.

30.PLANNING 106
PRIOR TO ANY PROJECT APPROVAL

SP - NATURAL VEG - MM GHG 7

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To the extent feasible, project developers shall landscape to preserve natural vegetation and maintain watershed integrity.

30.PLANNING 107
PRIOR TO ANY PROJECT APPROVAL

SP - TITLE 24 - MM GHG 8

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The County shall verify before issuance of building permits that buildings comply with Title 24 Building Energy Efficiency Standards, which includes energy-efficient design practices such as high-performance glazing, Energy Star compliant systems, radiant heat roof barriers (including but not limited to high-albedo white thermoplastic polyolefin roof membrane), high-efficient HVAC with hot-gas reheat, insulation on all pipes, programmable thermostats, solar access, shading of HVAC systems from direct sunlight, use of formaldehyde-free insulation, use of recycled-content gypsum board, sealed ducts, orientation of building and incorporation of landscaping to maximize passive solar (heating during cool seasons, and minimize heat gain during hot season), and designs that take advantage of prevailing winds.

30.PLANNING 108
PRIOR TO ANY PROJECT APPROVAL

SP - REFRIGERANTS - MM GHG 9

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The County shall verify before issuance of commercial building permits that chlorofluorocarbon refrigerants are not used in commercial buildings.

This condition shall apply to any implementing projects that are non-residential. If the implementing project is residential, this condition shall be set to NOTAPPLY.

30.PLANNING 109
PRIOR TO ANY PROJECT APPROVAL

SP - DAYLIGHT DSGN - MM GHG 10

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall site and design buildings to take advantage of daylight where feasible and consistent with building purpose.

30.PLANNING 110
PRIOR TO ANY PROJECT APPROVAL

SP - FLEET VEHICLE - MM GHG 10

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall encourage service fleet vehicles to be powered with alternative fuel technology where readily available and economically comparable to conventional fuel, as determined by the individual project developers.

30.PLANNING 111
PRIOR TO ANY PROJECT APPROVAL

SP - TRANSIT HUBS - MM GHG 12

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall designate at least two hubs in the village centers on both sides of the Ramona Expressway, or the Mid County Parkway, that would be accessible by local and regional transit routes and community multi-modal paths and trails. These hubs will include with pedestrian, bicycle, and parking facilities for off-site transit connection service and will be sized based on a demand study conducted by the project developer. Details of these centers shall be provided at a time of development and take into consideration surrounding uses and parking spaces determined by a parking study.

30.PLANNING 112
PRIOR TO ANY PROJECT APPROVAL

SP - MULTIMOD DSGN -MM GHG 13

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall provide multiple travel options for residents, workers, and visitors through a comprehensive multi-modal network including, but not limited to, transit, paths, trails, and connections integrated into the overall circulation network.

30.PLANNING 113
PRIOR TO ANY PROJECT APPROVAL

SP - HUB CONNECT - MM GHG 14

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall ensure that higher density residential (14 dwelling unit per acre and above), commercial and offices and other high-demand uses provide connection through the Transportation Management Association measures to transit hubs.

This condition shall apply to any implementing projects that are greater than 14 dwelling units per acre or have commercial or office uses. If the implementing project is residential less than 14 dwelling units per acre, this condition shall be set to NOTAPPLY.

30.PLANNING 114
PRIOR TO ANY PROJECT APPROVAL

SP - TRANSIT ASSOC - MM GHG 15

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers will establish a Transit Management Association, such as through a homeowners association, to promote, manage, and monitor transit and mobility services and infrastructure, such as through distributing information to homeowners on transit options or through posters to inform the public.

The above requirement shall be satisfied prior to any mixed use or commercial building permit or prior to the issuance of the 1,500th residential building permit (see condition 100.PLANNING.02)

30.PLANNING 115
PRIOR TO ANY PROJECT APPROVAL

SP - TRANSIT FUEL - MM GHG 16

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall promote alternative fuels for transit system, if available, such as by asking that transit providers use alternative fuels.

30.PLANNING 116
PRIOR TO ANY PROJECT APPROVAL

SP - ALT FUEL - MM GHG 17

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall encourage use of best feasible alternative fuel technology to be used in homeowners association, refuse fleet, and other community service vehicles, such as through making preferential parking available.

30.PLANNING 117
PRIOR TO ANY PROJECT APPROVAL

SP - PARKING PLAN - MM GHG 18

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall provide a framework, such as by studying and

supplying the amount of parking generated for expected uses, for a community-wide parking plan that is based on parking demand and need.

The above requirement shall be satisfied prior to any mixed use or commercial building permit.

30.PLANNING 118
PRIOR TO ANY PROJECT APPROVAL

SP - PREF PARKING - MM GHG 19

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Non-residential project developers shall provide preferential parking for carpool, shared, and alternatively fueled vehicles (e.g., electric, and hydrogen). Non-residential uses to have at least one preferred parking spot for every 100,000 square feet of gross-leasable areas.

This condition shall apply to any implementing projects that are non-residential. If the implementing project is residential, this condition shall be set to NOTAPPLY.

30.PLANNING 119
PRIOR TO ANY PROJECT APPROVAL

SP - BROADBAND - MM GHG 20

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall install broadband infrastructure or other communication technologies that encourage telecommuting and working from home.

30.PLANNING 120
PRIOR TO ANY PROJECT APPROVAL

SP - TRAFFIC CALM - MM GHG 21

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall integrate traffic calming measures into the community-wide circulation network to promote reduced speeds and encourage pedestrian and bicycle trips.

30.PLANNING 121
PRIOR TO ANY PROJECT APPROVAL

SP - SIDE/CRSSWLK - MM GHG 22

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall provide as part of the Specific Plan standard, and consistent with County requirements and limitations, sidewalks and crosswalks at all streets (along with general pedestrian connectivity throughout project) to encourage pedestrian traffic and offer an alternative to vehicle trips.

30.PLANNING 122
PRIOR TO ANY PROJECT APPROVAL

SP - MULTI TRAIL - MM GHG 23

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall construct a multi-purpose internal trail system that includes off-road bikeways within the street right-of-way (paseos) and within a greenway system per the Specific Plan Exhibit B.8-18B - Trails Plan.

This condition shall apply to any implementing projects where a trail is designated within or adjacent to the project boundaries. If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

30.PLANNING 123
PRIOR TO ANY PROJECT APPROVAL

SP - CNG/HYB VEHIC - MM GHG 24

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The Transit Management Association shall work with automotive dealers to help promote CNG electric and hybrid electric vehicles, such as requesting that dealers offer incentive programs to residents and employees of the project.

30.PLANNING 124
PRIOR TO ANY PROJECT APPROVAL

SP - PATIO/FIREPLC - MM GHG 25

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall offer natural gas or propane hookups, electrical outlets on patios, and prohibit wood-burning fireplaces.

30.PLANNING 125
PRIOR TO ANY PROJECT APPROVAL

SP - RENEW ELEC - MM GHG 26

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall produce or cause to be produced renewable electricity, or secure GHG offsets or credits recognized or validated by the California Air Resources Board or the South Coast Air Quality Management District, that is equivalent to the installation of one photovoltaic (i.e., solar) power system no smaller than a 2-kilowatt (kW) solar panel installation for every single-family residence, and for every 1,600 square feet of non-residential roof area available for solar panels, on the project site. Offsets will be used as a backup for solar up to the equivalent of 2.0kW if the single-family residence is not build with a solar power system. This shall not apply to multi-family residences.

This condition shall apply to any implementing single-family residence and for any non-residential development with greater than 1,600 square feet of roof area. If the implementing project is multi-family residential or non-residential with less than 1,600 square feet of roof area, this condition shall be set to NOTAPPLY.

30.PLANNING 126
PRIOR TO ANY PROJECT APPROVAL

SP - SINGLE-FAM PV - MM GHG 27

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall provide all single-family homebuyers with the option to include a photovoltaic array system as a home design feature.

This condition shall apply to any implementing single-family residence. If the implementing project is multi-family residential or non-residential, this condition shall be set to NOTAPPLY.

30.PLANNING 127
PRIOR TO ANY PROJECT APPROVAL

SP - POOL/SPA HEAT - MM GHG 28

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall equip a minimum of 70 percent of public and community pools and spas with active solar water heating systems where heating is necessary or desired.

This condition shall apply to any implementing project that includes such public and community pools and spas. If the implementing project does not include these facilities, this condition shall be set to NOTAPPLY.

30.PLANNING 128
PRIOR TO ANY PROJECT APPROVAL

SP - POOL/SPA CVR - MM GHG 29

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall encourage use of removable covers for pools and spas through public awareness information regarding accidental drownings or other injuries provided by homeowners associations. ("Automatic" covers may result in accidental drownings or other injuries; efficient pumps and motors for pools and spas are already required under applicable Building Energy Efficiency Standards (Cal. Code Regs., Title 24, Part 6 §§ 110.3, 110.4, 110.5) and Title 20 Standards (Cal. Code Regs., Title 20 §§ 1605.1(g), 1605.3(g)).

30.PLANNING 129
PRIOR TO ANY PROJECT APPROVAL

SP - RECYC WATER - MM GHG 30

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project shall use recycled water for irrigation of 50 percent of commercial landscape areas, if available.

30.PLANNING 130
PRIOR TO ANY PROJECT APPROVAL

SP - LS SPECIES - MM GHG 31

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project shall use, as part of the Specific Plan standard, native species and drought tolerant species for a minimum of 50 percent of the ornamental plant palette in non-turf areas for all commercial, industrial, common, and public areas, and residential front-yard landscaping to minimize water demand.

30.PLANNING 131
PRIOR TO ANY PROJECT APPROVAL

SP - LS EQUIP - MM GHG 32

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall encourage use of electric landscape maintenance equipment for public common areas maintained by the homeowner's association (HOA).

30.PLANNING 132
PRIOR TO ANY PROJECT APPROVAL

SP - STREET GRNDCV - MM GHG 33

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project shall include in street design proposals for County review technically feasible (given expected future uses) and legally feasible (given applicable ordinances and other requirements) street designs that include groundcovers or other measures to reduce use of concrete and asphalt.

30.PLANNING 133
PRIOR TO ANY PROJECT APPROVAL

SP - COOL PAVEMENT - MM GHG 34

Status: **RECOMMND**

Conditions: **Informational**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall install cool pavements if approved by Caltrans and County Roads to roadway uses, provided that road installation and maintenance durability and costs are comparable to existing approved roadway materials.

30.PLANNING 134
PRIOR TO ANY PROJECT APPROVAL

SP - WEBSITE - MM GHG 35-39

Status: RECOMMND

Conditions: Informational

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project applicant or its successors or the HOA shall maintain a Villages of Lakeview Community website that includes, but is not limited to, information about:

-greenhouse gas (GHG) reduction opportunities to help educate project residents, as well as schools, other agencies, and businesses with facilities on the project site.

-rebates and low-interest loans to residents that make energy-saving improvements to their homes.

-the air quality and greenhouse gas benefits of electric landscape maintenance equipment.

-educational information on energy and water conservation and efficiency for project residents, customers, tenants, and large energy users.

-energy conservation and financial incentive programs, and about potential energy technology systems that may be suitable for larger commercial and institutional users such as combined heat and power systems.

30.PLANNING 135
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1

Status: RECOMMND

Conditions: Informational

Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: Prior to initial construction of a parcel on or within 500 feet of an NRHP- and CRHR-eligible prehistoric site identified in the Addendum to: Mystic Paavo' Cultural Resources Survey and Evaluation of The Villages of Lakeview Specific Plan Alternative 7, or if construction will not occur on a parcel on or within 500 feet of such an NRHP- and CRHR-eligible prehistoric site, prior to initial construction on the parcel nearest such site where development is planned, the master Cultural Resources Management Plan (CRMP) contained in Chapter 9 of the Cultural Resources Survey and Evaluation shall be implemented. The master CRMP contains the measures and strategies by which direct and indirect adverse impacts to prehistoric sites shall be treated over the course of the project development. The CRMP shall be implemented with an addendum to the master CRMP to address the archaeological resources sites affected by such parcel(s). Each such addendum to the CRMP shall include Site Preservation Plans (SPP) for sites to be preserved in

place, and Data Recovery Plans (DRP) for sites that cannot be avoided and require archaeological excavation as provided by CEQA Guidelines Section 15126.4(b)(3). Each SPP and DRP shall be developed consistent with the requirements enumerated in Chapter 9 of the Cultural Resources Survey and Evaluation and contain a brief description of the site(s) it addresses, review the previous archaeological investigations conducted at the site(s), and consider the project components that would affect the site(s); then, with reference to the appropriate research questions and data requirements presented in the research design contained in Chapter 3, the SPP or DRP will present specific measures to be implemented as conditions of grading plan approval for the parcel(s). Further, each CRMP addendum shall be reviewed and approved by the County archaeologist prior to County approval of the associated parcel(s). Any cultural resources mitigation measures recommended in the addendum shall be implemented as conditions of approval of the parcel(s), and any measures involving archaeological fieldwork shall be completed prior to issuance of grading permits, and evidence of completion in the form of technical reports and curation agreements for disposition of recovered archaeological collections shall be required prior to issuance of occupancy permits. Each addendum shall contain a Discovery Plan with detailed provisions for the treatment of unanticipated discoveries during project construction, including human remains, as required by CEQA Guidelines Sections 15064.5(e) and (f). The provisions of the Discovery Plan shall be consistent with state law as contained in Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98.

30.PLANNING 136
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1A

Status: **RECOMMND**

Conditions: **Informational**

Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: If buried materials of potential historical, cultural or archaeological significance are accidentally discovered during any earth-moving operations associated with the proposed project, all work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. If the find is determined to be a historical or unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (State CEQA Guidelines), avoidance or other appropriate measures as discussed in the CRMP shall be implemented.

30.PLANNING 137
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1B

Status: **RECOMMND**

Conditions: **Informational**

Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: If

evidence of potentially significant prehistoric or historic resources is uncovered during project-related grading outside of the high sensitivity areas in which archaeological and Native American monitoring has already been required, the extent of monitoring shall be amended and the presence of archaeological and Native American monitors shall be incorporated into the monitoring program for all areas in the affected parcel(s).

30.PLANNING 138
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1C

Status: **RECOMMND**

Conditions: **Informational**

Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: If human remains are encountered on a parcel, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to whether the remains are Native American. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted pursuant to the law, and the NAHC shall identify the Most Likely Descendant (MLD). The MLD shall then make recommendations in the time frames set forth in the Public Resources Code, and engage in consultation with the project proponent and landowner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until the MLD has made his or her recommendation regarding the treatment and disposition of the human remains and any associated grave goods. Should the MLD fail to make a recommendation or the landowner or his or her authorized representative rejects the recommendation of the MLD, the landowner (or authorized representative) is required to inter the human remains and associated grave goods with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

30.PLANNING 139
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1D

Status: **RECOMMND**

Conditions: **Informational**

CA-RIV-8710H Data Recovery Plans (DRP) Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: Site CA-RIV-8710H is a historical-period refuse dump that most likely derives from a construction camp for the Aqueduct. Because the site will be subject to indirect adverse impacts from possible vandalism or illicit artifact collection due to the increased population of the project area, a DRP shall be prepared and implemented prior to ground-disturbing activities at the site. The DRP shall be developed consistent with the requirements enumerated in Chapter 8 of the Cultural Resources Survey and Evaluation, which

shall include, in part, detailed recording and mapping of all items at the dump, along with photographic documentation or collection of diagnostic and unique items. Although subsurface deposits are unlikely at the site, a limited set of shovel probe excavations to determine if any dump materials have become completely buried shall be implemented, and recovery of a representative sample of such materials, if present shall be conducted. The recommended data recovery work in the DRP shall be conducted prior to initial construction on the parcel nearest site CA-RIV-8710H where development is planned. The results of the data recovery investigations shall be documented in a professional quality technical report, and as public interpretive information to be presented in the form of brochures, public lectures, and signage placed within public parks and facilities.

30.PLANNING 140
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1E

Status: **RECOMMND**

Conditions: **Informational**

CA-RIV-394 and CA-RIV-8707 Site Preservation Plans (SPP) Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: An SPP for each site shall be prepared by the developer prior to approval of any water tanks or other improvements within the Public Facilities planning area. The SPP for these sites shall include provisions for the site boundaries and a 16-foot buffer area to be flagged and avoided, and for archaeological and Native American monitors from the tribes consulted for the project to be present during all activities that could cause ground disturbance within 100 feet of the sites.

30.PLANNING 141
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1F

Status: **RECOMMND**

Conditions: **Informational**

CA-RIV-397 Site Preservation Plans (SPP) Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: An SPP shall be prepared by the developer prior to approval of any tentative tract within 500 feet of the site. The SPP shall include provisions for removal of modern graffiti, detailed recording of rock art elements by a recognized rock art expert, capping of exposed cultural deposits with fill and restoration of native vegetation, and protection of the site area from vandalism through appropriate fencing, landscaping, and interpretation. Provisions for ongoing maintenance and protection shall be through a conservation easement or other deed restriction held by a Homeowners' Association, Tribe, or other entity approved by the County.

30.PLANNING 142
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1G

Status: **RECOMMND**

Conditions: **Informational**

CA-RIV-806 Site Preservation Plans (SPP) Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: To mitigate potential indirect impacts from possible vandalism or illicit artifact collection from increased use of the project area, an SPP shall be prepared by the developer prior to approval of any tentative tract within 500 feet of the site. The SPP shall include a public education program regarding prehistoric and historical cultural resources to be incorporated into the interpretive center planned for the project (THE VILLAGES OF LAKEVIEW Specific Plan Section B.8), and shall include provisions to protect the site from vandalism through appropriate fencing and possible signage.

30.PLANNING 143
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1H

Status: **RECOMMND**

Conditions: **Informational**

CA-RIV-2585, CA-RIV-4155, CA-RIV-8699, CA-RIV-8700, CA-RIV-8704, and CA-RIV-8711 Site Preservation Plans (SPP) Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: An SPP shall be prepared by the developer prior to approval of any tentative tract within 500 feet of any of the sites. The SPPs for these sites shall include provisions for the sites' boundaries and a 16-foot buffer area to be flagged and avoided, archaeological and Native American monitors from the tribe(s) consulted for the project to be present during all activities that could cause ground disturbance within 100 feet of the sites, and for fencing or other site protective measures such as signage. Provisions for ongoing maintenance and protection shall be through a conservation easement or other deed restriction held by a Homeowners' Association, Tribe, or other entity approved by the County.

30.PLANNING 144
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1I

Status: **RECOMMND**

Conditions: **Informational**

CA-RIV-8705 Site Preservation Plans (SPP) Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: An SPP shall be prepared by the developer prior to approval of any tentative tract within 500 feet of the site. The SPP shall include provisions for fencing, signage, and public interpretation.

30.PLANNING 145
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1J

Status: RECOMMND

Conditions: Informational

CA-RIV-1842 Site Preservation Plans (SPP)/ Data Recovery Plans (DRP) Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: No direct impacts are to occur to Feature 1 of Site CA-RIV-1842, and this portion of the site is to be preserved in place. To mitigate potential indirect impacts from possible vandalism or illicit artifact collection from increased use of the project area or from activities within the fuel modification zone, an SPP shall be prepared by the developer prior to approval of any tentative tract within 500 feet of Feature 1. The SPP shall include provisions for fencing and signage. Feature 2 and the remainder of Site CA-RIV-1842 will be subject to direct adverse impacts. Due to the increased human activity in the area from the residential uses, the aboveground nature of the site, and distance of the site from Conservation Habitat planning areas, a DRP shall be prepared by the developer prior to ground-disturbing activities at this portion of the site. The DRP shall include provisions for additional testing to determine firmly the northern boundary of the site and assess the composition and structure of the subsurface deposits. Based on the testing data, a representative sample of subsurface cultural deposits shall be excavated, analyzed, and interpreted. The results of the data recovery shall be documented in a professional report and public interpretive information. The appropriate disposition of all cultural resource collections resulting from data recovery excavations shall be determined in consultation with the applicant, the County, and consulted tribes, and documented in the DRP contained in addenda to the CRMP.

30.PLANNING 146
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1K

Status: RECOMMND

Conditions: Informational

CA-RIV-4156/H Site Preservation Plans (SPP) Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: An SPP shall be prepared by the developer prior to approval of any tentative tract within 500 feet of the site. The SPP shall include provisions for fencing and signage.

30.PLANNING 147
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1L

Status: RECOMMND

Conditions: Informational

CA-RIV-4158 Data Recovery Plans (DRP) Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: A DRP shall be prepared by the

developer prior to ground-disturbing activities at the site. The DRP for CA-RIV-4158 shall include provisions for additional testing to assess the composition and structure of the subsurface deposits. Based on the testing data, a representative sample of subsurface cultural deposits shall be excavated, analyzed, and interpreted. The results of the data recovery shall be documented in a professional report and public interpretive information. The appropriate disposition of all cultural resource collections resulting from data recovery excavations shall be determined in consultation with the applicant, the County, and consulted tribes, and documented in the DRP contained in addenda to the CRMP.

30.PLANNING 148
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1M

Status: **RECOMMND**

Conditions: **Informational**

CA-RIV-8703 Data Recovery Plans (DRP) Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: A DRP shall be prepared by the developer prior to ground-disturbing activities at the site. The DRP shall include provisions for testing to confirm the presence or absence of subsurface deposits. If the testing indicates that a subsurface deposit is present, a representative sample of subsurface cultural deposits shall be excavated, analyzed, and interpreted. The results of the data recovery shall be documented in a professional report and public interpretive information. The appropriate disposition of all cultural resource collections resulting from data recovery excavations shall be determined in consultation with the applicant, the County, and consulted tribes, and documented in the DRP contained in addenda to the CRMP.

30.PLANNING 149
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1N

Status: **RECOMMND**

Conditions: **Informational**

CA-RIV-8698 and CA-RIV-8702 Site Preservation Plans (SPP) Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: An SPP shall be prepared by the developer prior to approval of any tentative tract within 500 feet of the site. The SPP shall include provisions for fencing and signage.

30.PLANNING 150
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1O

Status: **RECOMMND**

Conditions: **Informational**

CA-RIV-8706 Site Preservation Plans (SPP) Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN

(i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: An SPP shall be prepared by the developer prior to approval of any tentative tract within 500 feet of the site. The SPP shall include provisions for fencing and signage

30.PLANNING 151
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 1P

Status: **RECOMMND**

Conditions: **Informational**

CA-RIV-8712 DRP/ Site Preservation Plans (SPP) Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: The site within the Alternative 7 project area subject to direct impacts includes 6.68 acres located within a Medium High Density Residential planning area. A DRP shall be prepared by the developer prior to ground-disturbing activities at this portion of the site. The DRP shall include provisions for additional testing to assess the composition and structure of the subsurface deposits. Based on the testing data, a representative sample of subsurface cultural deposits shall be excavated, analyzed, and interpreted. The results of the data recovery shall be documented in a professional report and public interpretive information. The appropriate disposition of all cultural resource collections resulting from data recovery excavations will be determined in consultation with the applicant, the County, and consulted tribes, and documented in the DRP contained in addenda to the CRMP. The site within the Alternative 7 project area subject to indirect impacts includes 51 acres located within a Conservation Habitat planning area. An SPP shall be prepared by the developer prior to approval of tentative tract within 500 feet of this portion. The SPP shall include provisions for protection of the site area from vandalism through appropriate fencing, landscaping, and interpretation. Provisions for ongoing maintenance and protection shall be through a conservation easement or other deed restriction held by a Homeowners' Association, Tribe, or other entity approved by the County.

30.PLANNING 152
PRIOR TO ANY PROJECT APPROVAL

SP - MM CULTURAL 2

Status: **RECOMMND**

Conditions: **Informational**

Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: The entire area designated as having high sensitivity for buried sites (see Figure 5.5-1, Cultural Resources Sensitivity), borrow areas from within the project boundaries, and off-site improvement areas shall be monitored by a qualified archaeologist and a Native American monitor during any ground-disturbing activities. Full time archaeological and Native American monitoring during excavations shall be conducted in these areas. A full report of all monitoring activities, including disposition of all resulting collections, shall be prepared

according to the provisions of the Cultural Resources Management Plan. In the event of unanticipated discovery of cultural resources or human remains, compliance with CRMP requirements for Discovery Plans would be required, including, at minimum, the following: If buried materials of potential historical, cultural or archaeological significance are accidentally discovered during any earth-moving operations associated with the proposed project, all work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. If the find is determined to be an historical or unique archaeological re-source, as defined in the CEQA Guidelines (CCR Title 14, Section 15064.5), avoidance or other appropriate measures as discussed in the CRMP shall be implemented. If evidence of potentially significant prehistoric or historic resources is uncovered during project-related grading, the extent of monitoring shall be amended and the presence of a Native American observer shall be incorporated into the monitoring program. If human remains are uncovered at any time, all activities in the immediate area of the find shall be halted by the developer or its contractor and the County Coroner shall be notified immediately pursuant to Health & Safety Code Section 7050.5 and PRC Section 5097.98. If the Coroner determines that the remains are of Native American origin, the Coroner shall proceed as directed in Section 15064.5(e) of the CEQA Guidelines.

30.PLANNING 153
PRIOR TO ANY PROJECT APPROVAL

SP - NATIVE AMERICAN MONITOR

Status: RECOMMND

Conditions: Informational

Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for Native American monitoring during grading activities.). The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

30.PLANNING 154
PRIOR TO ANY PROJECT APPROVAL

SP - ARTIFACT DISPOSITION

Status: RECOMMND

Conditions: Informational

Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods. 1.A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report. 2.Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. 3.If more than one Native American Group is involved with the project and cannot come to a consensus regarding disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

100.PLANNING 001
PRIOR TO ISSUE GIVEN BLDG PRMT

SP - AG EASEMENT - MM AG 1

Status: **RECOMMND**

Conditions: **Informational**

Prior to the issuance of the 1,500th Building Permit, a perpetual agricultural conservation easement as defined by Section 815.1 of the California Civil Code (Easement) and containing a minimum of 100 acres of "agricultural land" as defined by Public Resources Code Section 10213, within five miles of the project or within the project boundaries, shall be provided by the Master Developer to the state, county, resource conservation district, regional park or open-space district, regional park or open-space authority, a nonprofit organization, or other entity authorized to acquire and hold conservation easements under Civil Code Section 815.3 as approved by the Riverside County Planning Department. The purpose of this Easement is to restrict the property's use to only those uses that will not impair or interfere with the property's agricultural productive capacity, its soils, and its agricultural character, values, and utility. To the extent that the preservation of the open space character and scenic, habitat, natural, or historic values of the property are consistent with such use, it will be within the purpose of this easement to protect those values. Rural enterprises or activities, including, but not limited to, grazing, hunting and fishing, wildlife habitat improvement, predator control, timber harvesting, and firewood production shall be permitted uses provided that the agricultural productivity of the land is not significantly impaired by those activities. The Easement shall be recorded on or before the issuance of the 1,500th building permit.

100.PLANNING 002
PRIOR TO ISSUE GIVEN BLDG PRMT

SP - TRANSIT ASSOC - MM GHG 15

Status: **RECOMMND**

Conditions: **Informational**

Prior to the issuance of the 1,500th building permit, the project developers will establish a Transit Management Association, such as through a homeowners association, to promote, manage, and monitor transit and mobility services and infrastructure, such as through distributing information to homeowners on transit options or through posters in inform the public.

The above requirement shall be satisfied prior to any mixed use or commercial building permit (see condition 30.PLANNING.114) or prior to the issuance of the 1,500th residential building permit

10.TRANS._ SP342/TS CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The following intersections were analyzed in the traffic study. Note: Intersection numbering corresponds to the traffic study for the Villages of Lakeview Specific Plan (SP 342) Alternative 7.

1. **I-215 Southbound Ramps / Harley Knox Boulevard**
2. **I-215 Northbound Ramps / Harley Knox Boulevard**
3. **Indian Street / Harley Knox Boulevard**
4. **Perris Boulevard / Harley Knox Boulevard**
5. **Perris Boulevard / Markham Street**
6. **Harvill Avenue / Cajalco Expressway**
7. **I-215 Southbound Ramps / Ramona Expressway**
8. **I-215 Northbound Ramps/ Ramona Expressway**
9. **Indian Street / Ramona Expressway**
10. **Perris Boulevard / Ramona Expressway**
11. **Evans Road / Ramona Expressway**
12. **Lake Perris Drive / Ramona Expressway**
13. **Evans Road / Rider Street**
14. **Rider Street / Ramona Expressway**
15. **Perris Boulevard / Placentia Avenue**
16. **Redlands Avenue / Placentia Avenue**
17. **Redlands Avenue / Orange Avenue**
18. **Evans Road / Orange Avenue**
19. **Bradley Road / Orange Avenue (future)**
20. **Foothill Avenue / Orange Avenue (future)**
21. **Bernasconi Road / Ramona Expressway**
22. **Lakeview Avenue / Ramona Expressway**
23. **Hansen Avenue / Ramona Expressway**
24. **5th Street / Ramona Expressway**
25. **3rd Street / Ramona Expressway**
26. **Hansen Avenue / Lakeview Avenue East**
27. **Reservoir Avenue / 9th Street**
28. **Lakeview Avenue / 9th Street**
29. **Hansen Avenue / Yucca Avenue**
30. **Antelope Road East / Orange Avenue (future)**
31. **Bernasconi Road / Orange Avenue (future)**
32. **Reservoir Avenue / 10th Street (future)**
33. **Lakeview Avenue / 10th Street**

34. Yucca Avenue / 10th Street
35. Hansen Avenue / Wolfskill Avenue
36. North Drive / Lakeview Avenue
37. Hansen Avenue / Contour Avenue
38. Gilman Springs Road / Alessandro Boulevard
39. Beaumont Avenue (SR-79) / 1st Street
40. Beaumont Avenue (SR-79) / California Avenue
41. Bridge Street / Gilman Springs Road
42. SR-79 Southbound Ramps / Gilman Springs Road
43. SR-79 Northbound Ramps / Gilman Springs Road
44. Bridge Street / Ramona Expressway
45. Warren Road / Ramona Expressway
46. Sanderson Avenue (SR-79) Ramona Expressway
47. State Street (SR-79) / Ramona Expressway
48. Warren Road / Cottonwood Avenue
49. Warren Road / Esplanade Avenue
50. Winchester Road (SR-79) / State Route 74
51. California Avenue / Florida Avenue (SR-74, SR-79)
52. Warren Road / Florida Avenue (SR-74, SR-79)
53. Myers Street / Florida Avenue (SR-74, SR-79)
54. I-215 Southbound Ramps / Nuevo Road
55. I-215 Northbound Ramps / Nuevo Road
56. Perris Boulevard / Nuevo Road
57. Redlands Avenue / Nuevo Road
58. Murrieta Road / Nuevo Road
59. Evans Road / Nuevo Road
60. Dunlap Road / Nuevo Road
61. Foothill Avenue / Nuevo Road
62. Antelope Road / Nuevo Road
63. Menifee Road / Nuevo Road
64. Lakeview Avenue / Nuevo Road
65. Menifee Road / San Jacinto Avenue
66. Menifee Road / Ellis Avenue
67. Menifee Road / Mapes Road
68. Palomar Road / Ethanac Road (SR-74)
69. Menifee Road / Ethanac Road (SR-74)
70. Briggs Road / Ethanac Road (SR-74)
71. Juniper Flats Road / SR-74
72. Menifee Road / McCall Boulevard
73. Antelope Road / Mid County Parkway Westbound Ramps
74. Antelope Road / Mid County Parkway Eastbound Ramps
75. Bernasconi Road / Mid County Parkway Westbound Ramps
76. Bernasconi Road / Mid County Parkway Eastbound Ramps
77. Reservoir Avenue / Mid County Parkway Westbound Ramps
78. Reservoir Avenue / Mid County Parkway Eastbound Ramps
79. Town Center Boulevard / Mid County Parkway Westbound Ramps
80. Town Center Boulevard / Mid County Parkway Eastbound Ramps
81. Park Center Boulevard / Mid County Parkway Westbound Ramps

82. Park Center Boulevard / Mid County Parkway Eastbound Ramps
83. Warren Road / Mid County Parkway Westbound Ramps
84. Warren Road / Mid County Parkway Eastbound Ramps
P1-1. AA Street / Ramona Expressway
P1-2. AA Street / NN Street
P1-3. CC Street / BB Street
P1-4. Town Center Boulevard / Ramona Expressway
P1-5. Park Center Boulevard / Ramona Expressway
P1-6. SS Boulevard-RR Street / Town-Park Center Boulevard
P1-7. EE Street / FF Street
P1-8. Park Center Boulevard / VV Street
P1-9. Park Center Boulevard / FF Street
P1-10. EE Street / Park Center Boulevard
P1-11. MM Street / Park Center Boulevard
P1-12. FF Street / GG Street
P1-13. SS Boulevard / Lakeview Avenue
P1-14. SS Boulevard / MM Street
P1-15. OO Street / MM Street
P1-16. KK Street / MM Street
P1-17. LL Street / MM Street

Various conditions exist, or will exist when the project is implemented, for the above intersections. At some intersections there are no significant impacts which result from the project therefore no improvements and/or funding are required. Other intersections are located outside of the County of Riverside's jurisdiction and therefore the funding and timing of improvements are beyond County control. Some fall outside of any existing or proposed funding sources, while others have known physical constraints that limit improvements/configurations that could result in adequate levels of service. Therefore, the following statements of overriding consideration are required, as described below.

10.TRANS._ SP342/TS OVERRIDING CONS RECOMMND

At the following intersections, achievement of satisfactory levels of service would require improvements that would be the responsibility of others due to their location in jurisdictions other than unincorporated Riverside County, necessitating a finding of overriding considerations.

7. I-215 Southbound Ramps / Ramona Expressway
40. Beaumont Avenue (SR-79) / California Avenue
46. Sanderson Avenue (SR-79) / Ramona Expressway
47. State Street (SR-79) / Ramona Expressway
50. Winchester Road (SR-79) / State Route 74
51. California Avenue / Florida Avenue (SR-74, SR-79)
52. Warren Road / Florida Avenue (SR-74, SR-79)
54. I-215 Southbound Ramps / Nuevo Road
55. I-215 Northbound Ramp / Nuevo Road
68. Palomar Road / Ethanac Road (SR-74)
69. Menifee Road / Ethanac Road (SR-74)
70. Briggs Road / Ethanac Road (SR-74)
71. Juniper Flats Road / SR-74

42. SR-79 Southbound Ramps / Gilman Springs Road
43. SR-79 Northbound Ramps / Gilman Springs Road
79. Town Center Boulevard / Mid County Parkway Westbound Ramps
49. Warren Road / Esplanade Avenue
72. Menifee Road / McCall Boulevard
38. Gilman Springs Road / Alessandro Boulevard
3. Indian Street / Harley Knox Boulevard
10. Perris Boulevard / Ramona Expressway
11. Evans Road / Ramona Expressway
15. Perris Boulevard / Placentia Avenue
58. Murrieta Road / Nuevo Road

At the following intersections, it is anticipated that the project would cause cumulative impacts and would be responsible for its fair share contribution of improvements. However, there is no fully funded program available that would guarantee the remaining funding for the improvements therefore the cumulative impacts are considered significant and unavoidable, necessitating a finding of overriding considerations.

21. Bernasconi Road / Ramona Expressway
66. Menifee Road / Ellis Avenue

Acceptable levels of service can be achieved at the following road segments after the completion of improvements, however, achievement of satisfactory levels of service through lane widening is not considered practical or compatible with the rural character of the area, necessitating a finding of overriding considerations.

Hansen Avenue from 10th Street to Contour Avenue
Lakeview Avenue from 10th Street to North Drive
Nuevo Road from Menifee Road to Lakeview Avenue

At the following road segments, achievement of satisfactory levels of service would require improvements that would be the responsibility of others due to their location in jurisdictions other than unincorporated Riverside County, necessitating a finding of overriding considerations.

Beaumont Avenue (SR-79) from 1st Street to California Avenue
Beaumont Avenue (SR-79) from California Avenue to Gilman Springs Road
Florida Avenue (SR-74, SR-79) from San Jacinto Street to State Street
Florida Avenue (SR-74, SR-79) from State Street to Lyon Avenue
Florida Avenue (SR-74, SR-79) from Lyon Avenue to Sanderson Avenue
Florida Avenue (SR-74, SR-79) from Sanderson Avenue to Winchester Road
Florida Avenue (SR-74, SR-79) from Winchester Road to California Avenue
Ramona Boulevard (SR-79) from State Street to San Jacinto Avenue
San Jacinto Avenue (SR-79) from Ramona Boulevard to Esplanade Avenue
San Jacinto Avenue (SR-79) from Esplanade Avenue to Menlo Avenue
Sanderson Avenue (SR-79) from Gilman Springs Road to Ramona Expressway
State Route 74 from Perris Boulevard to Greenwald Avenue
Winchester Road (SR-79) from Domenigoni Parkway to Scott Road
Winchester Road (SR-79) from Scott Road to Thompson Road
Gilman Springs Road from SR-60 Freeway to Alessandro Boulevard

Gilman Springs Road from Alessandro Boulevard to Bridge Street
Perris Boulevard from Iris Avenue to Harley Knox Boulevard
Nuevo Road from Redlands Avenue to Murrieta Road
Alessandro Boulevard from Trautwein Road to I-215 Freeway
State Street South of Ramona Expressway

Acceptable levels of service can be achieved at the following intersections after the completion of improvements. The improvements are included in the regional TUMF program and payment of TUMF fees and implementation of the TUMF improvement would reduce the impact to these facilities. However the TUMF program is not a fully funded fee program and requires additional funds from outside sources for implementation of the improvements. Given the level of uncertainty regarding the remaining funding for the TUMF improvements, the impacts are considered significant and unavoidable, necessitating a finding of overriding considerations.

Van Buren Boulevard from Washington Street to Wood Road
Cajalco Road from El Sobrante Road to Wood Road
Cajalco Road from Wood Road to Carpinus Drive
Cajalco Road from Carpinus Drive to Harvill Avenue
Gilman Springs Road from Bridge Street to Warren Road

30.TRANS._ SP - SP342/IMPROVEMENTS RECOMMND

All roads shall be improved to the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department. If there is a conflict between the General Plan and Specific Plan, the General Plan designation would prevail unless specific findings are made by the County that the Specific Plan improvement is consistent with the General Plan.

30.TRANS._ SP - SP342/WRCOG TUMF RECOMMND

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

30.TRANS._ SP - SP342/MID COUNTY PKWY ROW RECOMMND

All tentative maps within the Property that include land within the proposed alignment of the Mid-County Parkway shall identify such right-of-way, which shall not exceed the area and widths specified in the Mid-County Parkway Environmental Impact Report, and, as final maps are filed, an irrevocable offer of dedication of the right-of-way shall be made to the COUNTY. If, however, the COUNTY is prepared to proceed with construction of the Mid-County Parkway before all such tentative maps are approved or all final maps are filed, the project proponent shall make an irrevocable offer of dedication of the rights-of-way for public road purposes, utility purposes, drainage purposes, and wildlife crossings through a separate instrument.

30.TRANS._ SP - SP342/TRAFFIC FACILITY FEE RECOMMND

In order to provide funding for traffic improvements (or portions thereof) that are not currently included in the Development Impact Fees or WRCOG TUMF for (i) certain traffic improvements outside the Project ("County Traffic Improvements") and (ii) certain traffic improvements outside the Project but within incorporated areas or under Caltrans jurisdiction ("Multi-Jurisdictional Traffic Improvements"), the Project shall be subject to a fee schedule for Additional Traffic Facilities as shown below.

The Fee Schedule for Additional Traffic Facilities is as follows:

Land Use	Supplemental Fee/Unit	Multi-Juris. Fee/Unit
Single Family	$2,000/DU	$365/DU
Multi Family	$1,764/DU	$322/DU
Townhouse/Condominium	$1,541/DU	$281/DU
Senior Housing	$976/DU	$178/DU
Shopping Center/Retail	$4.26/SF	$0.94/SF
General Office	$4.26/SF	$0.94/SF
Medical Office	$4.26/SF	$0.94/SF
Light Industrial	$4.26/SF	$0.94/SF

The fees listed above shall be escalated as outlined in the Section 4.2.3 of the Development Agreement for SP342.

The COUNTY expects to enter into agreements with cities and Caltrans with respect to the Multi-Jurisdictional Traffic Improvements for the disbursement of Multi-Jurisdictional Traffic Fees to the cities and Caltrans and their construction of the Multi-Jurisdictional Traffic Improvements. The COUNTY shall apply the County Supplemental Traffic Fees to construct the County Traffic Improvements as needed to serve the Project.

30.TRANS._ SP - SP342/NA MITIGATION RECOMMND

The following mitigation measures were identified for the Project Build Alternative however are not triggered under Alternative 7 and therefore would not be required.

MM Trans 6 through 8, MM Trans 18, MM Trans 22, MM Trans 30a, MM Trans 30b, MM Trans 31a, MM Trans 31b, and MM Trans 35.

30.TRANS._ SP - SP342/MM Trans 1 RECOMMND

MM Trans 1: All future improvements in the project area shall be consistent with design standards set forth by Riverside County's General Plan, or as approved by the Riverside County Transportation Department, or THE VILLAGES OF LAKEVIEW Specific Plan. All designs, including site access points, sight distances, signing plans, and striping plans, shall be reviewed to determine that designs are consistent with appropriate design standards.

30.TRANS._ SP - SP342/MM Trans 2 RECOMMND

MM Trans 2: The project proponent shall prepare a supplemental traffic impact study for each "Village" of development within the SP. The Village-level traffic analysis will be a refinement of the Specific Plan's Traffic Impact Study. Traffic studies for subsequent project entitlements may be required within the boundaries of Specific Plan No. 342, at the discretion of the Transportation Department. Traffic studies for such subsequent entitlements, if needed, shall identify the following:

-Parking assessment
-Site access and on-site circulation assessment
-Interaction of driveways with adjacent intersections (if appropriate)

-Impact assessment of local intersection and roadways to assist with implementation of identified mitigation measures
-Impacts to pedestrian, transit, and bicycle facilities

Impacts identified in the traffic studies for implementing projects shall be mitigated.

30.TRANS._ SP - SP342/MM Trans 3 RECOMMND

MM Trans 3: Roadways internal to the project shall be constructed as needed for development; as determined on the basis of Village-level traffic studies.

30.TRANS._ SP - SP342/MM Trans 4 RECOMMND

MM Trans 4 – Alt. 7: At 11,250 EDU or approximately 75 percent build out of Alternative 7 (i.e. maximum number of average daily trips for total authorized residential and commercial uses) and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall widen Hansen Avenue from 10th Street to Contour Avenue from 2 lanes to 4 lanes.

30.TRANS._ SP - SP342/MM Trans 5 RECOMMND

MM Trans 5 – Alt. 7: At 7,500 EDU or approximately 70 percent build out of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall widen Lakeview Avenue from 10th Street to North Drive from 2 lanes to 4 lanes.

30.TRANS._ SP - SP342/MM Trans 9 RECOMMND

MM Trans 9 – Alt. 7: At 7,500 EDU or approximately 50 percent build out of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall widen Nuevo Road from Menifee Road to Lakeview Avenue from 2 lanes to 4 lanes.

30.TRANS._ SP - SP342/MM Trans 10 RECOMMND

MM Trans 10 – Alt. 7: At 1,250 EDU or approximately 15 percent build out of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall widen Ramona Expressway from Rider Street to Lakeview Avenue from 2 lanes to a 4-lane expressway.

30.TRANS._ SP - SP342/MM Trans 11 RECOMMND

MM Trans 11 – Alt. 7: At 3,750 EDU or approximately 25 percent build out of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall widen Ramona Expressway from Lakeview Avenue to Hansen Avenue from 2 lanes to a 4-lane arterial.

30.TRANS._ SP - SP342/MM Trans 12 RECOMMND

MM Trans 12 – Alt. 7: At 3,750 EDU or approximately 40 percent build out of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall widen Ramona Expressway from Hansen Avenue to 5th Street from 2 lanes to a 4-lane arterial.

30.TRANS._ SP - SP342/MM Trans 13 RECOMMND

MM Trans 13 – Alt. 7: At 3,750 EDU or approximately 20 percent build out of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall widen Ramona Expressway from 3rd Street to Bridge Street from 2 lanes to a 4-lane arterial.

30.TRANS._ SP - SP342/MM Trans 14 RECOMMND

MM Trans 14 – Alt. 7: At 3,750 EDU or approximately 25 percent build out of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall widen Ramona Expressway from Bridge Street to Warren Road from 2 lanes to a 4-lane arterial.

30.TRANS._ SP - SP342/MM Trans 15 RECOMMND

MM Trans 15 – Alt. 7: At 7,500 EDU or approximately 70 percent build out of Alternative 7, the project proponent or subsequent developer shall coordinate with the County to optimize cycle length and signal timing splits for the intersection of Hansen Avenue and Ramona Expressway.

30.TRANS._ SP - SP342/MM Trans 16 RECOMMND

MM Trans 16 – Alt. 7: At 7,500 EDU or approximately 60 percent build out of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Hansen Avenue and Lakeview Avenue:

-Modify the intersection control to an all-way stop; and
-Southbound approach: One shared left-through lane and one shared through/right lane

30.TRANS._ SP - SP342/MM Trans 17 RECOMMND

MM Trans 17 – Alt. 7: At 7,500 EDU or approximately 70 percent build out of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Lakeview Avenue and 10th Street:

-Signalize the intersection with permissive phases in each direction
-Add left-turn pockets to all approaches

30.TRANS._ SP - SP342/MM Trans 19 RECOMMND

MM Trans 19 – Alt. 7: At 7,500 EDU or approximately 50 percent build out of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall make the following improvements to the intersection of Hansen Avenue and Wolfskill Avenue:

-Signalize the intersection with protected phases in the east-westbound directions and permissive phases in the north-southbound direction
-Widen the northbound approach to 4 lanes, consistent with the roadway segment mitigation
-Northbound approach: one left-turn lane, one through lane and two right-turn lanes with a right-turn overlap phase
-Add a left-turn pocket at all approaches
-Add a through lane to the westbound approach

30.TRANS._ SP - SP342/MM Trans 20 RECOMMND

MM Trans 20 – Alt. 7: At approximately 90 percent build out of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of North Drive and Lakeview Avenue:

-Widen the westbound approach consistent with the roadway segment mitigation

30.TRANS._ SP - SP342/MM Trans 21 RECOMMND

MM Trans 21 – Alt. 7: At 3,750 EDU or approximately 30 percent build out of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall make the following improvements to the intersection of Hansen Avenue and Contour Avenue:

-Signalize the intersection with permissive phases in each direction
-Widen the southbound approach consistent with the roadway segment mitigation
-Westbound Approach: One left-turn lane, one through lane and one right-turn lane
-Add left-turn pockets to all approaches

30.TRANS._ SP - SP342/MM Trans 21a RECOMMND

MM Trans 21a – Alt. 7: At 1,250 EDU or approximately 10 percent build out of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Bridge Street and Gilman Springs Road:

-Signalize the intersection with a protected left-turn phase in the westbound direction
-Widen the eastbound approach on Gilman Springs Road consistent with the roadway segment mitigation

30.TRANS._ SP - SP342/MM Trans 23 RECOMMND

MM Trans 23 – Alt. 7: At 1,250 EDU or approximately 10 percent build out of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Menifee Road and Nuevo Road:

-Signalize the intersection with a left-turn phase in the westbound direction
-Widen the westbound approach of Nuevo Road to four lanes, consistent with roadway segment mitigation
-Northbound Approach: One left-turn lane and two right-turn lanes with a right-turn overlap phase
-Eastbound Approach: One additional through lane
-Westbound Approach: One left-turn lane and two through lanes

30.TRANS._ SP - SP342/MM Trans 24 RECOMMND

MM Trans 24 – Alt. 7: At 3,750 EDU or approximately 30 percent build out of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Lakeview Avenue and Nuevo Road:

-Signalize the intersection with a protected left-turn phase in the eastbound direction
-Widen the eastbound approach of Nuevo Road consistent with roadway segment mitigation
-Southbound Approach: One left-turn lane and two right-turn lanes
-Eastbound Approach: One left-turn lane and two through lanes

30.TRANS._ SP - SP342/MM Trans 25 RECOMMND

MM Trans 25 – Alt. 7: At 11,250 EDU or approximately 90 percent build out of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Menifee Road and San Jacinto Avenue:

-Signalizing the intersection with permissive phases in each direction
-New left-turn pocket in the northbound direction

30.TRANS._ SP - SP342/MM Trans 26 RECOMMND

MM Trans 26 – Alt. 7: Prior to issuance of building permits, the project proponent or subsequent developer shall make the following improvements to the intersection of Menifee Road and Ellis Avenue:
-Modify intersection control to an all-way stop

30.TRANS._ SP - SP342/MM Trans 27 RECOMMND

MM Trans 27 – Alt. 7: At 1,250 EDU or approximately 10 percent build out of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Menifee Road and Mapes Road:

-Signalize the intersection with permissive phases in each direction
-Add left-turn pockets at the east- and westbound approaches

30.TRANS._ SP - SP342/MM Trans 28 RECOMMND

MM Trans 28 – Alt. 7: For Caltrans facilities, the project proponent or subsequent developer and County shall coordinate with Caltrans to optimize operations of existing signals, and the capacity of existing onramps and related facilities ("signal optimization"), by coordinating the cycle length and signal timing splits for the following four intersections, as indicated:

-For State Street (SR-79) and Ramona Expressway, complete the signal optimization within 2 years of issuance of the first certificate of occupancy;
-For Beaumont Avenue (SR-79) and 1st Street, complete the signal optimization at 11,250 EDU or approximately 80 percent build out;
-For Beaumont Avenue (SR-79) and California Avenue, complete the signal optimization at 1,250 EDU or approximately 10 percent build-out.

Because these improvements are within the jurisdiction and control of Caltrans, there is no assurance that these improvements will be completed on this schedule. The project proponent or subsequent developer and County shall use commercially reasonable efforts to work with Caltrans to assure timely completion of these improvements, with funding to complete the signal optimization provided by the project proponent or subsequent developer.

30.TRANS._ SP - SP342/MM Trans 29 RECOMMND

MM Trans 29 – Alt. 7: The project proponent or implementing developer and County shall coordinate with the City of Perris to optimize cycle length and signal timing splits for the intersection of Perris Boulevard and Nuevo Road at 11,250 EDU or approximately 90 percent build out.

Because this improvement is within the jurisdiction and control of the City of Perris, there is no assurance that this improvement will be completed on this schedule. The project proponent or subsequent developer and County shall use commercially reasonable efforts to work with the City of Perris to assure timely completion of this improvement.

30.TRANS._ SP - SP342/MM Trans 32 RECOMMND

MM Trans 32: Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees (Riverside County Traffic Signal Systems Fee Program), pursuant to Ordinance 659.

30.TRANS._ SP - SP342/MM Trans 33 RECOMMND

MM Trans 33: The project proponent shall be required to pay the Transportation Uniform

Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

30.TRANS._ SP - SP342/MM Trans 34 RECOMMND

MM Trans 34: At 1,250 EDU or approximately 70 percent build out of Alternative 7, the project proponent or subsequent developer shall pay a fair share contribution to the following improvements to the intersection of Menifee Road and Ellis Avenue:

-Signalize the intersection with permissive phases in each direction; and
-Add left-turn pockets at all approaches.

30.TRANS._ SP - SP342/MM Trans 36 RECOMMND

MM Trans 36: Prior to the issuance of building permits for any implementing project for SP 342, each subsequent entitlement within any phase of SP 342 shall make a fair share contribution to the County for cumulative impacts in the study area based on the Traffic Impact Study Report needed to mitigate its proportional share of cumulative impacts, or as approved by the Transportation Department. This could be accomplished through a direct fair-share contribution, contribution toward a fee program created for the area, or other mechanism that will ensure implementation of the identified mitigation measures.

30.TRANS._ SP - SP342/MM Trans 37 RECOMMND

MM Trans 37: Proposed project-level mitigation measures shall be coordinated with the identified fee programs such that they are in conformance with the ultimate improvements planned by those fee programs. The applicant shall be eligible to receive proportional credits for construction of project level mitigation included in any identified fee program. Additionally, the applicant/owner shall meet and confirm infrastructure improvements with the County and other applicable agencies with jurisdiction to ensure that the correct size and location of project improvements are consistent with what other entities might be proposing.

30.TRANS._ SP - SP342/MM Trans 38 RECOMMND

MM Trans 38 – Alt. 7: Prior to issuance of last building permit for Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Lakeview Avenue and Ramona Expressway:

-Add northbound left-turn lane

30.TRANS._ SP - SP342/MM Trans 39 RECOMMND

MM Trans 39 – Alt. 7: At 11,250 EDU or approximately 90 percent build out of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Lakeview Avenue and 9th Street:

-Southbound approach: One shared left-through lane and one shared through/right lane

30.TRANS._ SP - SP342/MM Trans 40 RECOMMND

MM Trans 40 – Alt. 7: At 11,250 EDU or approximately 90 percent build out of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Hansen Avenue and Yucca Avenue:

-Modify intersection control to an all-way stop

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Carolyn Syms Luna
Director

July 2, 2008

Mr. Andrew Petitjean
Lewis Operating Corporation
1156 N. Mountain Avenue
Upland, CA 91785

Dear Mr. Petitjean:

Re: JPR 07-07-16-01 Determination Letter – Partial Conservation/HANS II not required
HANS No. 313
Case No. SP00342
Assessor's Parcel Number(s): See attached list

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that partial conservation is described for this property (exhibit attached).

You may proceed with the planning process for the remainder of the property. Please note that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have questions concerning the attached comments, please contact the EPD at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

Michael Richard
Ecological Resources Specialist

MR

xc: Karin Watts-Bazan, Deputy County Counsel
Greg Neal, EPD
Monica Thill, EPD
Ken Graff, RCA
Sarah Lozano, RCA
Stephanie Standerfer, RCA
Brian Beck, RCA

RCA Joint Project Review (JPR)

JPR #: 07 07 16 01
Date: 6/16/08

Project Information

Permittee: **County of Riverside**
Case Information: **HANS 313**
Site Acreage: **2,768 acres**
Portion of Site Proposed for MSHCP Conservation Area: **984.5 acres**

Criteria Consistency Review

Consistency Conclusion: The project is consistent with both the Criteria and other Plan requirements.

Data:

Applicable Core/Linkage: Existing Core J, Proposed Noncontiguous Habitat Block 5, and Proposed Constrained Linkage 20

Area Plan: Lakeview Plan

APN	Sub-Unit	Cell Group	Cell
Numerous – see attached	SU1 – San Jacinto River SU2 – Lakeview Mtns West	L & Independent	2161, 2252, 2253, 2258, 2259, 2355, 2356, 2357, 2451, 2452, 2453. 2554, 2555, 2556, 2557, and 2558

Comments:

a. The project is located partially in Cell Group L, which contributes to Proposed Constrained Linkage 20. Proposed Constrained Linkage 20 is located approximately in the north-central region of the Plan Area. This Linkage connects Existing Core H (Lake Perris) in the north with Proposed Noncontiguous Habitat Block 5 (Lakeview Mountains) in the south. Maintenance of this connection is important to reduce the likelihood of species extirpation as a result of population isolation for species occurring in the Lakeview Mountains. The extension/widening of Bridge Street and the proposed alignment of the Hemet to Corona/Lake Elsinore CETAP Corridor may also compromise the integrity of Proposed Constrained Linkage 20 by adding to Edge Effects contributed by surrounding land use practices. Counteracting these potentially strong Edge Effects, however, are the dimensions of this Linkage. The Linkage has one of the lowest P/A ratios (60 feet per acre) of all MSHCP Cores and Linkages and a high proportion of its area is represented as interior (approximately 270 of the total 360 acres). Thus, the Linkage can be expected to provide Live-In and Movement Habitat for Planning species. Nevertheless, treatment and

management of edge conditions along this Linkage will be necessary to ensure that it provides Habitat and Movement functions for species using the Linkage.

b. The project is located partially in Cell Group L, which also contributes to Proposed Noncontiguous Habitat Block 5. Proposed Noncontiguous Habitat Block 5 consists of the Lakeview Mountains, located approximately in the center of the Plan Area. This Habitat block is connected to other MSHCP conserved lands via Proposed Constrained Linkage 20. The Lakeview Mountains are located 1.2 miles from the nearest connected Core (Existing Core H, Lake Perris/Mystic Lake). Private lands comprise the vast majority of lands in the Habitat block, but a few small parcels of Public/Quasi-Public Lands are also present. The Lakeview Mountains represent a large block of Habitat, which has a low P/A ratio and contains only 900 of the total approximately 7,150 acres as edge area.

c. The dimensional data for Proposed Constrained Linkage 20 indicate a width ranging from approximately 1,500 to 4,500 feet.

d. The project site is partially (approximately 1,252 acres) located in Cell Group L of SU-2, Lakeview Mountains. Conservation within Cell Group L will contribute to assembly of Proposed Constrained Linkage 20 and Proposed Noncontiguous Habitat Block 5. Conservation within this Cell Group will focus on a mosaic of Habitat types, including chaparral, coastal sage scrub, grassland, riparian scrub, woodland, and forest Habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub Habitat proposed for Conservation in Cells 2555 and 2767 and Cell Groups N, O, and P, all to the west, and in Cell Groups N and B' in the San Jacinto Valley Area Plan to the east; to riparian scrub, woodland, and forest Habitat and agricultural land proposed for Conservation in Cell Group K to the north; and to chaparral Habitat proposed for Conservation in Cell Group A' and Cells 2663 and 2768 in the San Jacinto Valley Area Plan to the east and in Cell 3187 in the San Jacinto Valley Area Plan to the south. Conservation within this Cell Group will range from 65% to 75% of the Cell Group. The project is proposing 902.2 acres of Conservation in this Cell group, or 22% (902 acres/4,160 acres) of the Cell Group Area. The 902 acres of Conservation equals 72% of the area impacted by the project (1,252 acres).

e. Approximately 3.1 acres of the project site are located in Cell 2161. Conservation within Cell 2161 will contribute to assembly of Existing Core H. Conservation within this Cell will focus on playas/vernal pool Habitat associated with the San Jacinto River. Areas conserved within this Cell will be connected to playas/vernal pool Habitat proposed for Conservation in Cell 2066 to the north and in Cell Group J to the east. Conservation within this Cell will range from 45% to 55% of the Cell, focusing in the eastern portion of the Cell. The project site intersects the southern edge of this Cell; therefore, no Conservation is proposed in this Cell.

f. Approximately 15.5 acres of the project site are located in Cell 2252. Conservation within Cell 2252 will contribute to assembly of Proposed Extension of Existing Core 4. Conservation within this Cell will focus on playas/vernal pool Habitat and agricultural land adjacent to the San Jacinto River. Areas conserved within this Cell will be connected to playas/vernal pool Habitat proposed for Conservation in Cell Group I to the southwest and in Cells 2251 to the west and 2349 to the south and to agricultural land proposed for Conservation in Cell 2253 to the east. Conservation within this Cell will range from

40% to 50% of the Cell, focusing in the southern portion of the Cell. The project proposes approximately 15 acres of Conservation in this Cell.

g. Approximately 108.4 acres of the project site are located in Cell 2253. Conservation within Cell 2253 will contribute to assembly of Proposed Extension of Existing Core 4. Conservation within this Cell will focus on agricultural land adjacent to the San Jacinto River. Areas conserved within this Cell will be connected to agricultural land proposed for Conservation in Cell 2252 to the west and 2349 to the southwest. Conservation within this Cell will range from 10% to 20% of the Cell, focusing in the southwestern portion of the Cell. The project site intersects the southwestern portion of this Cell; approximately 15 acres of the project area are proposed for Conservation in this Cell, which equates to approximately 14% of the Cell.

h. Approximately 68.1 acres of the project site are located in Cell 2554. Conservation within Cell 2554 will contribute to assembly of Proposed Noncontiguous Habitat Block 5. Conservation within this Cell will focus on coastal sage scrub and chaparral Habitat. Areas conserved within this Cell will be connected to coastal sage scrub and chaparral Habitat proposed for Conservation in Cell 2555 to the east and in Cell Group M to the south and southeast. Conservation within this Cell will range from 40% to 50% of the Cell, focusing in the eastern portion of the Cell. The project coincides with the central and northeastern portion, which equates to approximately 68 acres in this Cell. Of the acreage intersecting with this Cell, approximately 16 acres are proposed for Conservation.

i. Approximately 72.8 acres of the project site is located in Cell 2555. Conservation within Cell 2555 will contribute to assembly of Proposed Noncontiguous Habitat Block 5. Conservation within this Cell will focus on coastal sage scrub and chaparral Habitat. Areas conserved within this Cell will be connected to coastal sage scrub and chaparral Habitat proposed for Conservation in Cell 2554 to the west and in Cell Group M to the south and southwest. Conservation within this Cell will range from 60% to 70% of the Cell, focusing in the southern portion of the Cell. The project coincides with the central/north portion of this Cell. The project proposes approximately 9 acres of Conservation within this Cell.

j. The proposed project is referred to as the Villages of Lakeview Specific Plan. The project contains agricultural areas, mountainous areas, and alkali playa areas associated with the San Jacinto River. The project includes approximately 984 acres of Conservation and approximately 1,791 acres of development. The project proposes Conservation within the Lakeview Mountains and the San Jacinto River Flood plain as well as areas associated with Proposed Linkage 20. Based on the materials submitted with the JPR, the project will set aside a 1,000-foot-wide corridor that will provide a linkage for wildlife moving from the Lakeview Mountains to the San Jacinto River. The project's provision for the linkage to be west of Bridge Street in a north–south alignment is consistent with the location identified in the MSHCP. The linkage area provided by the project consists of three areas: Conservation areas, open space associated with the existing Metropolitan Water District (MWD) aqueduct, and a proposed frontage road to be located immediately south of and parallel to Ramona Expressway. The frontage road will be constructed in a manner consistent with the Ramona Expressway to allow for the movement of wildlife along the corridor (either under the roadway, over the roadway, and/or across the roadway). Exact crossing methods are to be determined at a later date when engineering and design of

the Ramona Expressway are further along. However, the Villages of Lakeview project will provide the associated acreage and provision for wildlife crossings. Given the project's Conservation footprint, the project parcel's location would not conflict with the Reserve Assembly in this area.

Other Plan Requirements

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. The *MSHCP Compliance Report* prepared by Glenn Lukos & Associates (GLA), dated December 19, 2007, indicates there are riverine/riparian areas on site. There are reported vernal pools and fairy shrimp Habitat on site.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

Yes. The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis.

Section 6.3.2 – Was Additional Species Survey Information Provided?

Yes. The project site is located in a Criteria Area Species Survey Area (CASSA) for San Jacinto Valley crownscale, Davidson's saltbush, Parish's saltscale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree, Coulter's goldfields, little mousetail, and mud nama as well as in an Additional Species Survey area for burrowing owl and Los Angeles pocket mouse.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located near Conservation areas.

Comments:

a. Section 6.1.2: Based on the *MSHCP Compliance Report* dated December 19, 2007, prepared by Glenn Lukos Associates (GLA), the project contains six natural drainage features which meet the definition of riverine features per Section 6.1.2, and five man-made drainage features which do not meet the definition of riverine or riparian under Section 6.1.2. No riparian vegetation associated with these six natural drainage features will be impacted by the project. According to Page 18 of the December 19, 2007, GLA report, "Although the Project will be impacting the lowermost portions of the drainage features, the Project almost entirely avoids the on-site portions of the watersheds that support these riverine features. However, the Project will develop along the toe-of-slope of the Lakeview Mountains, which will intercept flows from the watershed of the Lakeview Mountains and the associated drainage features. The Project will construct a series of debris basins and storm drain inlets to intercept storm flows.... Grading along the toe-of-slope (including the construction of stormwater facilities) will

directly impact approximately 0.10 acre of MSHCP riverine features, consisting of the lowermost portions of four drainage features. These features exhibit a two- to three-foot-wide streambed, but do not support any riparian Habitat.... The unvegetated riverine features to be affected by the Project lack Habitat value for riparian resources, and they also lack other functions associated with the vegetated areas. However, along with the overall watershed, the unvegetated features do provide hydrologic function to aquatic resources supported in downstream receiving waters. Regardless, the project will not result in a loss of this hydrologic function. The Project's drainage plan will maintain flows across the property, such that flows to the San Jacinto Wildlife Area and the San Jacinto River will be maintained. All along the boundary with the San Jacinto Wildlife Area, the Project will be designed to match (or nearly so) the pre-Project conditions pertaining to hydrology and flow rates." Therefore, GLA concludes that although the project will result in 0.1 acre of impacts to riverine resources, the overall riverine function of the project will be maintained through the Project's stormwater drainage system and current flows from the Lakeview Mountains will still get to the San Jacinto River and Wildlife Area with the incorporation of the drainage facilities. Based on this, a DBESP was not prepared. Additionally, GLA identified 0.1 acre of vernal pools on site, located in the northwest portion of the site. The entire vernal pool area and its associated watershed will be included in the Project's Conservation area. Two years of wet season fairy shrimp surveys were conducted by GLA in 2003/2004 and 2004/2005 and no listed fairy shrimp were found as a result of these surveys. Therefore, because the project will maintain flows to downstream resources as a result of its drainage plan, thereby offsetting impacts to 0.1 acre of riverine resources, because no riparian vegetation will be impacted by the project, and because the vernal pool area and its watershed on site will be protected by the Conservation Area proposed, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

b. Section 6.1.3: GLA assessed the site for Habitat for the following NEPSSA species: Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. Suitable Habitat was identified on site for these plants; therefore, focused plant surveys were conducted during the appropriate flowering season for each of these plants in 2004 and 2005 by GLA. None of these plants were identified on the project site during that survey effort; therefore, the project demonstrates compliance with Section 6.1.3 of the MSHCP.

c. Section 6.3.2: GLA assessed the site for suitable Habitat for the following CASSA species: San Jacinto Valley crownscale, Davidson's saltbush, Parish's saltscale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree, Coulter's goldfields, little mousetail, and mud nama. GLA surveyed for these CASSA species during the appropriate season in 2004 and 2005. During their survey effort, only the Coulters goldfields, smooth tarplant, and thread-leaved brodiaea were found on site. No other CASSA plants were located on site. An estimated population of 10,000 individuals of Coulter's goldfields was identified in the northwest portion of the site near Ramona Expressway, the San Jacinto Wildlife Area, and in the alkali playa vernal pool area. It is reported that over 90% of this population of Coulter's goldfields is within the Conservation Area of the project. Smooth tarplant was identified in the same vicinity as the Coulter's goldfields populations, contained fully in the northwest corner of the project site. All areas identified by GLA in their 2004 and 2005 survey effort containing smooth tarplant populations will be conserved as part of the project. Four individuals of thread-leaved brodiaea were

identified during the 2005 survey effort by GLA in the alkali playa vernal pool area of the site located in the northwest corner. The thread-leaved brodiaea plants will also be conserved as part of the project's MSHCP Conservation Area. The project site is also located in an Additional Species Survey Area for burrowing owl and Los Angeles pocket mouse. Based on the *Results of Focused Borrowing Owl Survey* dated June 21, 2007, prepared by GLA, Habitat assessments and focused breeding season surveys for the burrowing owl were conducted by GLA biologists on February 26, March 21, 22, and 28, April 3, 23, and 27, and May 3, 2007. During those surveys, there were no signs of owls or burrows detected on the project site. It is also noted that in 2004, focused surveys for burrowing owl were also negative. In 2004, trapping surveys were conducted by Philippe Vergne for Los Angeles pocket mouse for portions of the site located in the Los Angeles pocket mouse survey area. No Los Angeles pocket mice were trapped during this survey effort. Los Angeles pocket mouse trapping surveys occurred again on August 13 and 18, 2007. Two individuals were trapped during this effort. Locations are depicted on Exhibit 8 of the GLA December 19, 2007, *MSHCP Compliance Report*. One Los Angeles pocket mouse was trapped within the Los Angeles pocket mouse survey area; the other Los Angeles pocket mouse was found outside the Los Angeles pocket mouse survey area. As documented in GLA's *Third Addendum to MSHCP Compliance Report* dated May 21, 2008, Mr. Vergne identified approximately 6 acres of long-term Conservation value for the Los Angeles pocket mouse on the project site. This 6-acre area is located within a linear strip of Habitat extending east–west along the northwestern property boundary, immediately adjacent to the San Jacinto Wildlife Area. The remaining areas of the project site within the Los Angeles pocket mouse survey area do not have long-term Conservation value due to their depleted and disturbed state from decades of farming. Although the project contemplates a drainage channel to extend through the 6-acre strip of long-term Conservation value Habitat for the Los Angeles pocket mouse (see Exhibit 1 of the May 21, 2008, letter report), resulting in 0.49 acre of impact, there will still be 5.98 acres of Conservation remaining. The Los Angeles pocket mouse Conservation areas to be avoided by the project are 92% of the total 6-acre area; therefore, a DBESP is not warranted. Additionally, when the drainage channel is functioning it will be constructed in a manner to facilitate and not impede Los Angeles pocket mouse movement by having a soft bottom and soft slopes. Primarily based on the Conservation proposed by the project, the project demonstrates compliance with Section 6.3.2 of the MSHCP.

d. Section 6.1.4: Conservation Areas will be located on and adjacent to the site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas that are proposed to occur on and adjacent to this project, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval the following measures:

   i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.

   ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species,

Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.

iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.

v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.

vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.

vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Carolyn Syms Luna
Director

July 2, 2008

Mr. Andrew Petitjean
Lewis Operating Corporation
1156 N. Mountain Avenue
Upland, CA 91785

Dear Mr. Petitjean:

Re: JPR 07-07-16-01 Determination Letter – Partial Conservation/HANS II not required
HANS No. 313
Case No. SP00342
Assessor's Parcel Number(s): See attached list

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that partial conservation is described for this property (exhibit attached).

You may proceed with the planning process for the remainder of the property. Please note that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have questions concerning the attached comments, please contact the EPD at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

Michael Richard
Ecological Resources Specialist

MR

xc: Karin Watts-Bazan, Deputy County Counsel
Greg Neal, EPD
Monica Thill, EPD
Ken Graff, RCA
Sarah Lozano, RCA
Stephanie Standerfer, RCA
Brian Beck, RCA

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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

GENERAL PLAN AMENDMENT NO. 720, GENERAL PLAN AMENDMENT NO. 721, SPECIFIC PLAN NO. 342, CHANGE OF ZONE NO. 7055, DEVELOPMENT AGREEMENT NO. 73 – Applicant: Nuevo Development Corp. – Representative: Albert A. Webb Associates – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – Lakeview Zoning District – Lakeview/Nuevo Area Plan – Rural: Rural Mountainous (R-RM) – Rural: Rural Residential (R-RR) – Rural Community: Very Low Density Residential (RC-VLDR) – Agriculture (AG) – Open Space: Conservation (OS-C) – Community Development: Very Low Density Residential (CD-VLDR) – Community Development: Low Density Residential (CD-LDR) – Community Development: Commercial Retail (CD-CR) – Community Development: Light Industrial (CD-LI) – Community Development: Highest Density Residential (CD-HHDR) – Location: either side of Ramona Expressway, generally easterly of Martin Street, westerly of Princess Ann Road, southerly of Marvin Road, and generally northerly of Brown Avenue – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – Heavy Agriculture, 10-acre minimum (A-2-10) – Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S) – Rural Commercial (C-R) – Manufacturing – Service Commercial (M-SC) – Residential Agricultural (R-A) – Residential Agricultural, 1-acre minimum (R-A-1) – Residential Agricultural, 10-acre minimum (R-A-10) – Residential Agricultural, 2 ½-acre minimum (R-A-2½)– Rural Residential (R-R) – One-Family Dwellings (R-1) – Highest Density Residential (R-7) – Natural Assets, 640-acre minimum lot size (N-A-640) – **REQUEST:** Specific Plan No. 342, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.5 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres. General Plan Amendment No. 720 includes the following components: (1) a General Plan Technical Amendment; (2) General Plan Entitlement/Policy Amendment; (3) General Plan Foundation Component Amendment – Extraordinary; and (4) Agriculture Foundation Component Amendment. The Technical Amendment is needed to rectify errors related to mapping which resulted in inaccuracies related to areas within the Lakeview Mountains and those in the lowlands to reflect the actual topography for the area. The Entitlement/Policy Amendment proposes to change the underlying land use designations in the Lakeview/Nuevo Area Plan from Rural Mountainous, Rural Residential, Rural Community: Very Low Density Residential Agriculture, Open Space: Conservation, Very Low Density Residential, Low Density Residential, Commercial Retail, Light Industrial, and Highest Density Residential to those land use designations reflected in the Specific Plan land use plan. The Foundation Component Amendment – Extraordinary proposes to change the underlying Foundations from Rural, Rural Community, and Open Space to Community Development. The Agriculture Foundation Component Amendment proposes to change the underlying Foundation of Agriculture to Community Development. General Plan Amendment No. 721 proposes modifications to the Circulation Element of the General Plan. The project will include upgrading and downgrading numerous existing and proposed roadway classifications and trails shown on the current circulation element plan for the Lakeview/Nuevo Area Plan to match the circulation plan as proposed by the Specific Plan. Change of Zone No. 7055 proposes to change the zoning classification of the subject site from a mix of Light Agriculture, 10-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Manufacturing – Service Commercial (M-SC), Residential Agricultural (R-A), Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 10-acre minimum (R-A-10), Residential Agricultural, 2 ½-acre minimum (R-A-2½), Rural Residential (R-R), One-Family Dwellings (R-1), Highest Density Residential (R-7), and Natural Assets, 640-acre minimum lot size (N-A-640) to Specific Plan (SP) and adopt the associated Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. Development Agreement No. 73 proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview. The Development Agreement has a term of 30 years and will grant the developer vesting rights to develop the Project in accordance with the terms of the agreement.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	**SEPTEMBER 6, 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 Russell Brady at 951-955-3025 or e-mail rbrady@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 project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 471, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/28/2017,

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

APN (s) or case numbers CZ07055/GPA00721/SP00342/DA00073 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

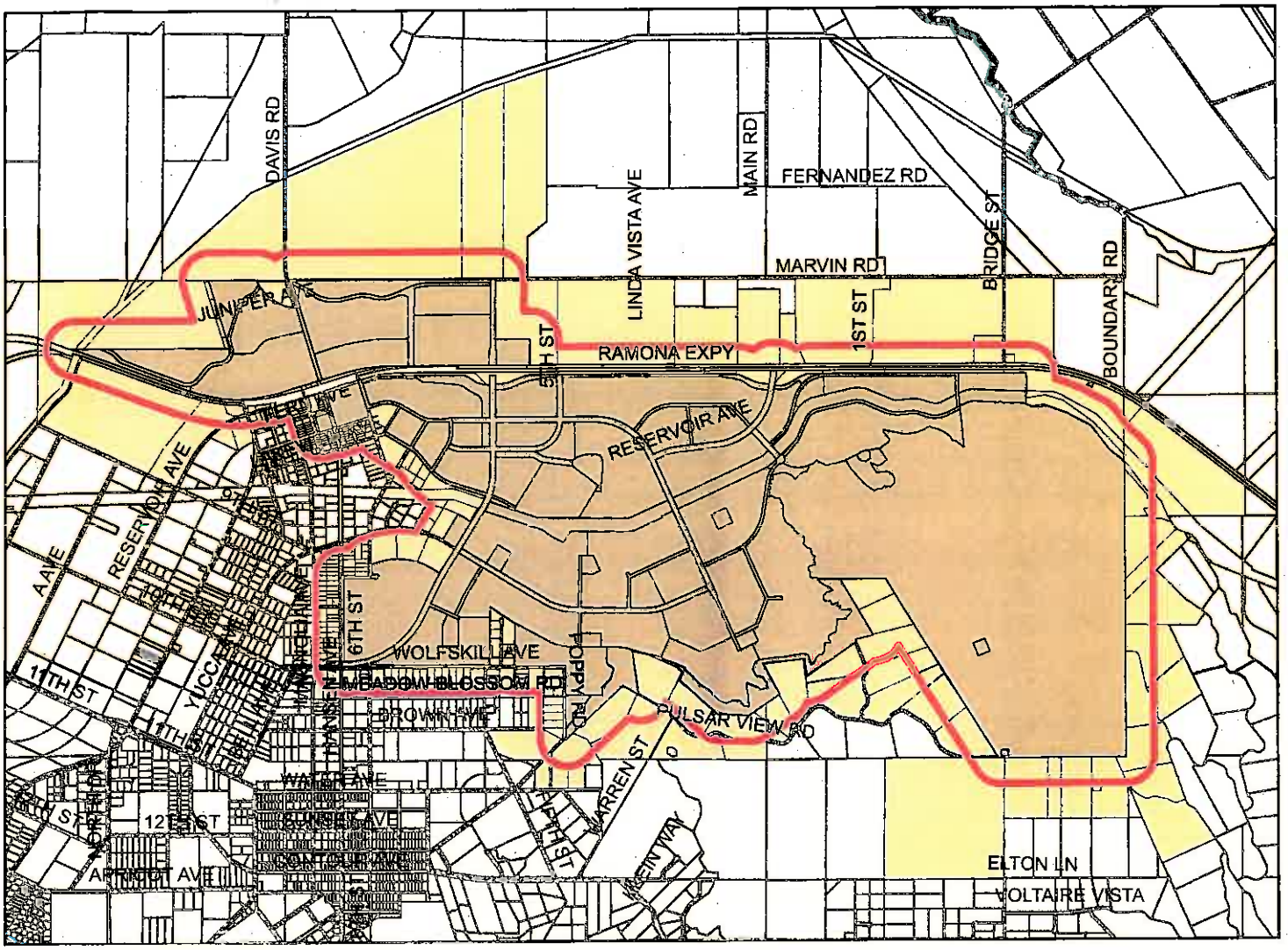
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07055 GPA00720 SP00342 DA00073 (600 feet buffer)



Selected Parcels

426-096-001	426-350-037	426-350-052	426-350-053	426-400-005	425-150-010	426-082-003	426-106-010	426-200-059	426-410-009
426-122-009	426-105-013	426-095-001	426-380-001	426-380-021	426-340-071	426-105-026	426-096-008	426-160-052	426-210-038
426-410-022	426-340-067	426-210-044	426-060-002	426-092-007	426-092-008	426-106-019	426-340-006	426-060-020	426-072-001
425-240-014	425-240-019	425-240-021	425-250-001	425-250-002	425-250-005	425-250-006	425-250-011	425-250-016	425-250-019
425-260-007	425-260-008	425-260-011	425-260-013	425-260-015	425-260-017	425-260-018	426-210-024	426-380-007	426-410-004
426-410-021	426-340-070	426-122-007	426-105-025	425-190-018	426-030-022	426-410-006	426-400-019	426-095-003	426-104-002
426-380-006	426-083-011	426-075-011	426-073-009	426-074-005	426-210-062	426-210-063	426-075-009	426-380-024	426-380-014
426-104-014	426-210-015	426-410-005	426-410-028	426-340-077	426-340-033	426-073-002	426-093-014	425-170-028	425-230-022
425-240-018	427-200-053	426-340-001	426-340-066	426-210-070	427-200-015	426-096-012	426-096-014	426-096-013	425-100-005
426-105-008	426-400-010	426-350-034	426-104-012	426-340-032	426-210-050	426-093-007	426-340-068	426-083-009	426-106-011
426-106-020	426-106-021	426-350-041	426-350-042	426-350-043	426-350-044	426-075-010	426-105-023	426-112-010	426-340-072
426-340-073	425-110-014	425-110-015	426-060-003	426-060-004	426-060-022	426-096-010	426-380-023	426-410-015	427-180-003

First 120 parcels shown

3,800 1,900 0 3,800 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: 425030010, APN: 425030010
STATE OF CALIFORNIA
C/O DEPT OF FISH & GAME
330 GOLDEN SHORE STE 50
LONG BEACH CA 90802

ASMT: 425100019, APN: 425100019
ERIC BOERSMA, ETAL
PO BOX 310
WINCHESTER CA 92596

ASMT: 425110009, APN: 425110009
PASTIME LAKES INV CO
34450 RAMONA EXPY
LAKEVIEW CA 92567

ASMT: 425130011, APN: 425130011
WILMA OFFINGA
P O BOX 1310
LAKEVIEW CA 92567

ASMT: 425130014, APN: 425130014
LAKEVIEW RANCH HOLDINGS
445 SOUTH D ST
PERRIS CA 92570

ASMT: 425150009, APN: 425150009
ESSIE BOOTSMA, ETAL
32190 RAMONA EXY
LAKEVIEW CA 92567

ASMT: 425150010, APN: 425150010
GRACIE GOYENETCHE, ETAL
6041 BRANDT RD
BUTTONWILLOW CA 93206

ASMT: 425190006, APN: 425190006
SITL INV
P O BOX 566
RIVERSIDE CA 92502

ASMT: 425190007, APN: 425190007
SSR INV CO
1930 ALPHA AVE
SOUTH PASADENA CA 91030

ASMT: 425190018, APN: 425190018
SUSAN HUTTON, ETAL
32655 CADEN CT
WINCHESTER CA 92596

ASMT: 425210012, APN: 425210012
SOUTHERN CALIFORNIA EDISON CO
C/O C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 425260001, APN: 425260001
RITA ONEILL, ETAL
C/O JMO INC
26611 SOTELO
MISSION VIEJO CA 92692

ASMT: 425260018, APN: 425260018
BLACKSTONE INV PROP IV
P O BOX 5846
PORTLAND OR 97228

ASMT: 426020004, APN: 426020004
STATE OF CALIF
C/O DEPT FISH & GAME
1416 NINTH ST RM 1206-22
SACRAMENTO CA 95814

ASMT: 426020005, APN: 426020005
ANN SWEENEY, ETAL
11687 ALLWOOD DR
RIVERSIDE CA 92503

ASMT: 426020006, APN: 426020006
SIX STONERIDGE LP
C/O R ALBERT BECK
720 VIA ZAPATA
RIVERSIDE CA 92507

ASMT: 426020012, APN: 426020012
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 426020015, APN: 426020015
RIVERSIDE COUNTY TRANSPORTATION COMI
C/O MIN SAYSAY
P O BOX 12008
RIVERSIDE CA 92502

ASMT: 426030022, APN: 426030022
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 426060001, APN: 426060001
RIVERSIDE COUNTY TRANPORTATION COMM
C/O RIGHT OF WAY DEPT
4080 LEMON ST 3RD FL
RIVERSIDE CA 92502

ASMT: 426060022, APN: 426060022
GARY HARADA, ETAL
P O BOX 6317
NORCO CA 92860

ASMT: 426072001, APN: 426072001
B HAMMERSCHMIDT, ETAL
207 EMERALD AVE
NEWPORT BEACH CA 92662

ASMT: 426073002, APN: 426073002
DT 14 INC
19560 LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426073008, APN: 426073008
VALLEY INLAND INV
26400 LA ALAMEDA STE 207
MISSION VIEJO CA 92691

ASMT: 426074002, APN: 426074002
MARGARET WALKER
C/O WALKER LIVING TR
P O BOX 202
LAKEVIEW CA 92567

ASMT: 426074003, APN: 426074003
SANDRA OLSEN, ETAL
7641 E CORTO RD
ANAHEIM CA 92808

ASMT: 426074004, APN: 426074004
KIMBERLY BOSS, ETAL
19589 MAGNOLIA AVE
NUEVO, CA. 92567

ASMT: 426074005, APN: 426074005
ANNA HICKS, ETAL
P O BOX 567
2190 DEL MAR RD
NORCO CA 92860

ASMT: 426074006, APN: 426074006
HUMBERTO VELAZCO
834 WINDSONG LN
SAN JACINTO CA 92580

ASMT: 426074007, APN: 426074007
KARINA BARRAZA
19627 MAGNOLIA AVE
NUEVO, CA. 92567

ASMT: 426075009, APN: 426075009
INEZ MCCALL, ETAL
19560 MAGNOLIA AVE
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ASMT: 426075010, APN: 426075010
MARY MILLER, ETAL
PO BOX 847
NUEVO CA 92567

ASMT: 426075011, APN: 426075011
LUPE BURKE, ETAL
19604 MAGNOLIA ST
NUEVO, CA. 92567

ASMT: 426075012, APN: 426075012
MARIA QUINONEZ, ETAL
19628 MAGNOLIA ST
NUEVO, CA. 92567

ASMT: 426075014, APN: 426075014
ALMA VILLALOBOS, ETAL
P O BOX 408
NUEVO CA 92567

ASMT: 426075015, APN: 426075015
NATALIA CEDILLO, ETAL
19605 DATE ST
NUEVO, CA. 92567

ASMT: 426082003, APN: 426082003
ALBERT PADIAS
3503 KNOXVILLE AVE
LONG BEACH CA 90808

ASMT: 426083007, APN: 426083007
HY LINE INDIAN RIVER CO
C/O HY LINE INTERNATIONAL
1755 WEST LAKES PKWY
WEST DES MOINES IA 50266

ASMT: 426083009, APN: 426083009
FRANK LAUDA
C/O SANDRA PAGLIUSO
14550 MARTIN PL
RIVERSIDE CA 92503

ASMT: 426083010, APN: 426083010
MARTINEZ CARLA MARIE TRUST, ETAL
P O BOX 605
NUEVO CA 92567

ASMT: 426083011, APN: 426083011
CYNTHIA GARCIA
11914 PEARL ST
LOS ANGELES CA 90064

ASMT: 426083012, APN: 426083012
KRISHNA EXPRESS WAY CORP
4280 LAKE FALL CT
RIVERSIDE CA 92505

ASMT: 426092004, APN: 426092004
JUDITH CABRAL
31050 PALM AVE
NUEVO, CA. 92567

ASMT: 426092008, APN: 426092008
HELEN WALKER, ETAL
P O BOX 1214
LAKEVIEW CA 92567

ASMT: 426093006, APN: 426093006
THERESA ZARAGOZA, ETAL
19711 DATE ST
LAKEVIEW, CA. 92550

ASMT: 426093007, APN: 426093007
MARIA PAEZ, ETAL
19701 DATE ST
NUEVO, CA. 92567

ASMT: 426093011, APN: 426093011
ANDREW CARRINGTON, ETAL
19710 MAGNOLIA AVE
LAKEVIEW CA 92567

ASMT: 426093013, APN: 426093013
JUANA DONDIEGO, ETAL
C/O JUANA DON DIEGO
19700 MAGNOLIA AVE
LAKEVIEW, CA. 92550

ASMT: 426093014, APN: 426093014
MARILYN HENDRICKSON, ETAL
19690 MAGNOLIA AVE
NUEVO, CA. 92567

ASMT: 426093015, APN: 426093015
MIRIAM RIVERA
19680 MAGNOLIA ST
NUEVO, CA. 92567

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