

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

633A



FROM: TLMA – Transportation Department

SUBMITTAL DATE:
June 29, 2015

SUBJECT: Grant of Easement with Right of Entry Agreement for the State Route 79 (Winchester) Road Basin Project, CEQA Finding of Nothing Further is Required. District 3; [\$2,500 Annual Maintenance]; Gas Tax 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find all potentially significant effects have been adequately analyzed in a certified Environmental Impact Report No. 376 and nothing further is required pursuant to CEQA; and
2. Approve the attached Grant of Temporary Easement with Right of Entry Agreement for Parcel No. 0527-022, located within a portion of Assessor's Parcel Numbers 461-220-014 and 461-220-015; and
3. Authorize the Chairman of the Board to execute this agreement on behalf of the County of Riverside; and

Departmental Concurrence

Patricia Romo
Assistant Director of Transportation

Juan C. Perez
Director of Transportation and Land Management

FORM APPROVED COUNTY COUNSEL
BY: Marsha L. Victor 7/10/15
DATE
MARSHA L. VICTOR

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (Per Exec. Office)
COST	\$ 2,500	\$ 2,500	\$ 0	\$ 2,500	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS Gas Tax (100%)
There are no General Funds used in this project.

Budget Adjustment: No
For Fiscal Year: 2015/16

C.E.O. RECOMMENDATION:

APPROVE

BY:
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: 12/10/13, Item 16-1;
12/17/13, Item 3-52

District: 3

Agenda Number:

3-52

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Grant of Easement with Right of Entry Agreement for the State Route 79 (Winchester) Road Basin Project, CEQA Finding of Nothing Further is Required. District 3; [\$2,500 Annual Maintenance]; Gas Tax 100%

DATE: June 29, 2015

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RECOMMENDED MOTION: (Continued)

4. Authorize the Director of Transportation and Land Management, or his designee, to execute any other documents and administer all actions necessary to complete this transaction; and
5. Direct the Clerk of the Board to file the Notice of Determination with the County Clerk within five days of approval by the Board.

BACKGROUND:

Summary

The County Transportation Department recently completed construction of the major widening project on State Route 79 (SR79) between Domenigoni Parkway and Thompson Road. This 8 mile segment of State Route 79 (SR-79) was widened from two to four lanes to more safely accommodate current and projected traffic volumes between the Temecula/Murrieta area and the Winchester/Hemet/San Jacinto area.

The SR-79 Widening Project included drainage improvements along the entire segment to protect SR-79, and the traveling public, from flooding during storm events. The flood control features included the upsizing of existing culverts that had been in place since the original construction of the two lane highway. One of the culverts that were replaced was a 30-inch diameter corrugated steel pipe that crossed under SR-79 just north of Newport Road. This pipe was replaced with two 6 foot by 3 foot concrete box culverts to accommodate the historic natural runoff and protect the newly widened highway from the 100 year storm event. The unintended consequence was the increased runoff to downstream property owners because the storm water was no longer detained by the smaller pipe and a small detention basin that was eliminated when the highway was widened. The Transportation Department was able to make modifications at the outlet of the box culverts to reduce storm water runoff to private property as a temporary solution; however, additional modifications were needed upstream to detain the water and replicate the before condition. The permanent improvements require modification to the box culvert and the construction of a detention basin upstream of the culvert.

On December 10, 2013 (Agenda Item 16-1), the County of Riverside (County) approved Specific Plan No. 288, Amendment No. 2, which included the construction of a detention basin at the northwest quadrant of SR-79 and Newport Road to slow down flows onto adjacent properties and to accommodate runoff from a 100-year storm. The proposed detention basin is consistent with the basin location proposed with Specific Plan No. 288. The project basin and the basin proposed by development serve the same purpose and mitigate the same flows. The project basin will serve as an interim detention basin for storm water runoff until such time as the project basin is built out and it is incorporated into the development.

On December 17, 2013 (Agenda Item 3-52), the Board of Supervisors adopted Resolution 2013-273, certifying Environmental Impact Report (EIR) No. 376 for Specific Plan No. 288, Amendment No. 2. EIR No. 376 was completed in compliance with the State California Environmental Quality Act (CEQA) Guidelines and Riverside County CEQA Implementing Procedures. The basin is included in the EIR.

The developer will allow a portion of the future basin to be constructed at this time by the County within their property in order to alleviate drainage impacts on downstream owners. The project has been designed to be consistent with the future needs of development.

EIR No. 376 was reviewed with regard to the SR-79 (Winchester Road) Basin Project, and it was determined that no new environmental documentation is required because (a) the project was adequately analyzed in EIR No. 376 for Specific Plan No. 288 and the SR-79 (Winchester Road) Basin Project pursuant to the applicable legal standards; (b) all potentially significant effects of the project have been avoided or mitigated pursuant to EIR No. 376; (c) the project will not result in any new significant environmental effects not identified in EIR No. 376; (d) the project will not substantially increase the severity of the environmental effects identified in EIR No.

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Grant of Easement with Right of Entry Agreement for the State Route 79 (Winchester) Road Basin
Project, CEQA Finding of Nothing Further is Required. District 3; [\$2,500 Annual Maintenance]; Gas Tax
100%

DATE: June 29, 2015

PAGE: 3 of 3

376; (e) no considerably different mitigation measures have been identified; and (f) no mitigation measures found infeasible have become feasible.

A Grant of Temporary Easement is necessary for the County to construct the facility on this property. Acquisition of the easement interest in real property is an implementing action in furtherance of the SR-79 Basin (Winchester Road) Project and is consistent with the characteristics evaluated in the document. Nothing further is required because all potentially significant effects have been adequately addressed in EIR No. 376.

SR Conestoga, LLC, a Delaware limited liability company (SR Conestoga) will execute the Grant of Temporary Easement with Right of Entry Agreement (Temporary Easement/ROE Agreement), referenced as Parcel Number 0527-022, located within a portion of Assessor's Parcel Numbers 461-220-014 and 461-220-015. The Temporary Easement/ROE Agreement provides the terms and conditions for the acquisition of the temporary easement interest in real property. There are no costs associated with the temporary easement.

The Grant of Temporary Easement with Right of Entry Agreement have been reviewed and approved by County Counsel as to legal form.

Advertisement for construction of the drainage detention basin is submitted concurrently to the Board of Supervisors for approval.

Project No.: C6-0055

Impact on Residents and Businesses

The construction of the detention basin on the west side of SR-79, north of Newport Road will control the flow of storm water through the culvert under SR-79, protect the traveling public and highway from flooding, and minimize downstream impacts to private property. The County will be responsible for maintaining the interim basin, at an estimated cost of \$2,500 annually, until such time as the associated development project builds out around it and assumes maintenance responsibility. Because the basin is being constructed in a location consistent with a future basin for an approved development and the property owner is cooperating with the County, there is no cost to acquire right-of-way for it, as would have otherwise been necessary.

SUPPLEMENTAL

Additional Fiscal Information

There are no costs associated with the acquisition of the temporary easement interest in the property. Once the interim basin construction is complete, the County will be responsible for maintenance at an estimated cost of \$2,500 annually until such time as the associated development builds out and assumes maintenance responsibility.

ATTACHMENTS:

Vicinity Map

Attachment A – Project Map

Grant of Temporary Easement with Right of Entry (including exhibits)

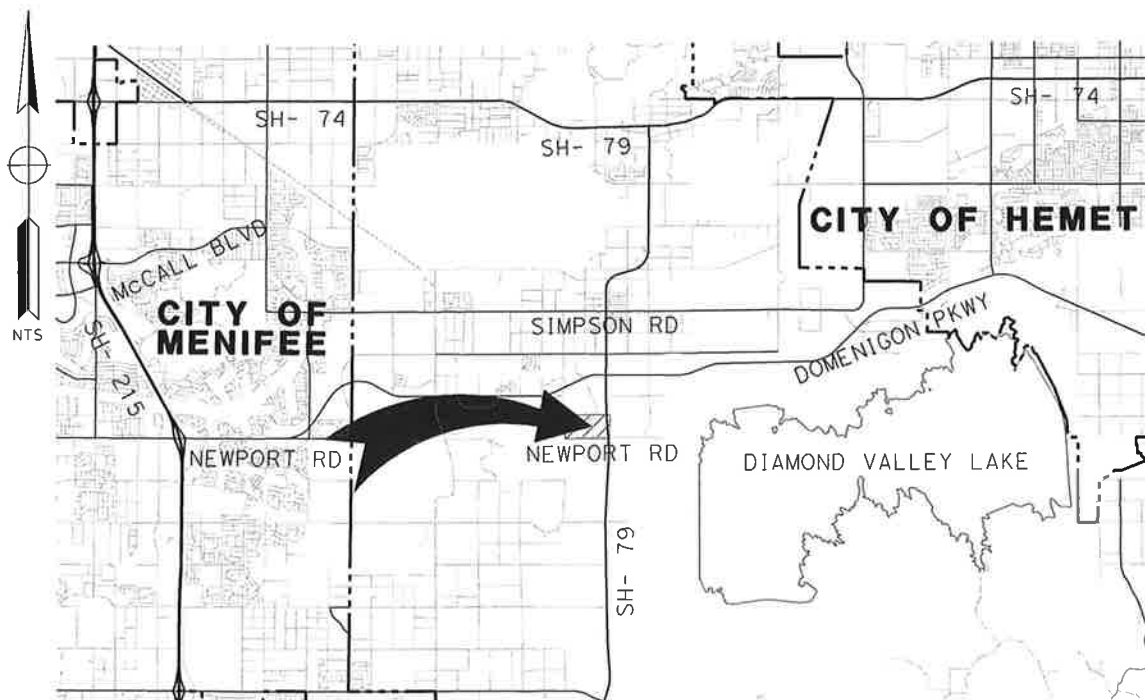
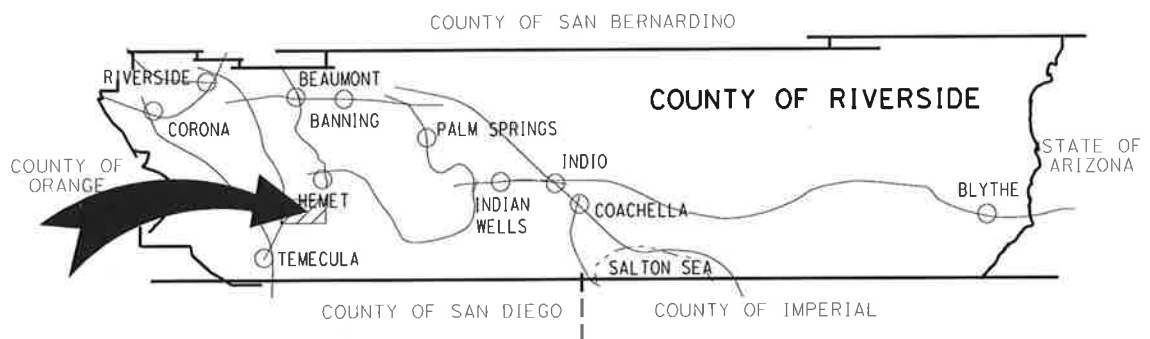
Notice of Determination

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT

WINCHESTER ROAD

STATE ROUTE 79 (SR-79) (WINCHESTER ROAD) BASIN

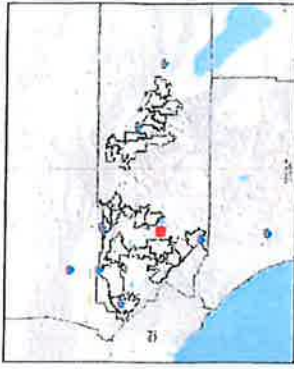
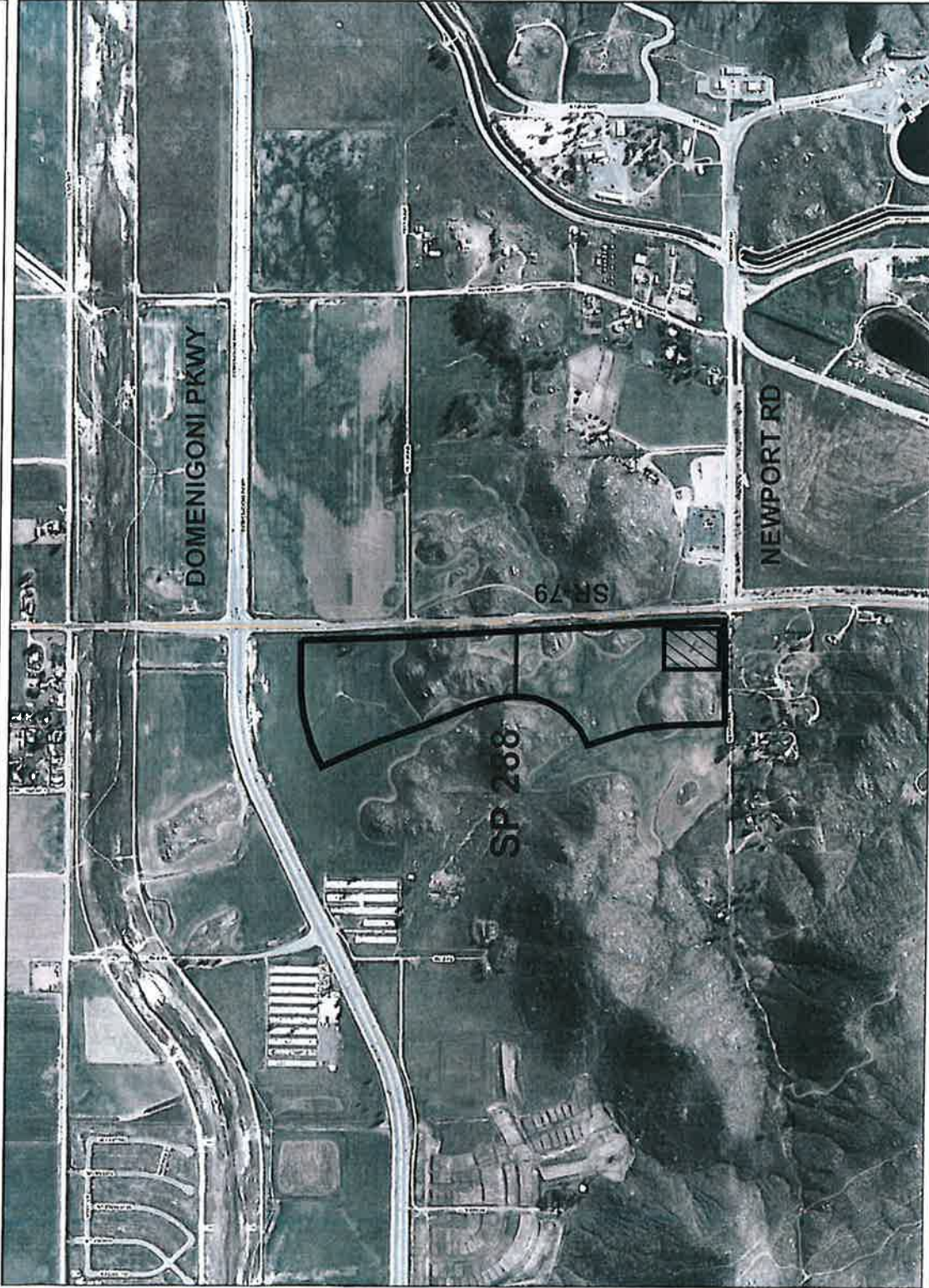
COMMUNITY OF WINCHESTER
PROJECT No. C6-0055



VICINITY MAP

TOWNSHIP 5S RANGE 2W SECTION 33
COUNTY ROAD BOOK PAGE No. 114

Attachment A



- Legend**
- RCLIS Parcels
 - City Boundaries
 - Cities**
 - roadsanno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - US-HWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers
 - Proposed Basin

Notes

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



0 1,476 2,952 Feet



REPORT PRINTED ON... 6/4/2015 4:03:26 PM

© Riverside County TLMA GIS

Recorded at request of and return to:
Economic Development Agency/
Facilities Management
Real Estate Division
On behalf of the Transportation Department
3403 10th Street, Suite 400
Riverside, California 92501

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

SV:ra/032715/218TR/17.XXX

(Space above this line for Recorder's use)

PORTION OF APNS: 461-220-014 and 461-220-015

GRANT OF TEMPORARY EASEMENT WITH RIGHT OF ENTRY AGREEMENT

This Grant of Temporary Easement with Right of Entry Agreement (“Agreement”) is made and entered into this _____ day of _____, 20____, (“**Effective Date**”) between SR CONESTOGA, LLC, a Delaware limited liability company, as Grantor (“**Grantor**”), and the COUNTY OF RIVERSIDE, a political subdivision of the State of California, as Grantee (“**County**”). Grantor and County are sometimes collectively referred to as “**Parties.**”

WHEREAS, the Grantor is the owner of certain real property with Assessor’s Parcel Numbers 461-220-014 and 461-220-015 and Grantor has the right to grant to County permission to enter upon and use the Property and to grant the temporary easement interests legally described and depicted in Exhibit “A” (“**Property**”), attached hereto and made a part hereof;

WHEREAS, certain land use approvals, Specific Plan No. 288, Amendment No. 2 (“SP288A2”) have been granted for the Property whereby the Grantor, as conditions of approval for the development, shall provide certain drainage facilities and park/recreational areas; and

WHEREAS, the County of Riverside Transportation Department is currently working on certain improvements, including an interim detention basin, located on the west side of State Route 79, north of Newport Road for the protection and support of Highway 79 as well as area and downstream property owners; and

WHEREAS, County desires to obtain Grantor’s permission to enter upon and use the Property, on a temporary basis, and to acquire a temporary easement over the Property for the purpose of construction, installation and maintenance of a temporary detention basin on the portion of the Property depicted in the approved documents for Specific Plan No. 288, Amendment No. 2, as shown on Exhibit “B,” attached hereto and made a part hereof (“**Interim Detention Basin**”); and

WHEREAS, Grantor voluntarily agrees and desires to accommodate County’s request for permission to enter upon Grantor’s Property, on a temporary basis, and to convey a temporary

easement over the Property for construction, installation and maintenance of the Interim Detention Basin on the portion of the Property as shown in the Drainage Plans for Newport and Highway 79 Basin, depicted on Exhibit "B", attached hereto and made a part hereof; and

WHEREAS, the Parties have obtained conceptual approval of the proposed joint use detention basin from Valley-Wide Recreation and Park District as to the active recreation design element for a full size soccer field as described in the letter from Valley-wide Recreation & Park District dated February 6, 2015, shown on Exhibit "C", attached hereto and made a part hereof; and

WHEREAS, the Parties acknowledge and agree that the rights being granted herein this Agreement in order to install and maintain the Interim Detention Basin would be done in a form that would accommodate the future joint use recreational area proposal to include a recreation design element which will collectively serve and benefit both Parties;

NOW, THEREFORE, Grantor and County do hereby agree as follows:

1. County shall:

A. Construct the Interim Detention Basin on the portion of the Property as shown in "Exhibit B" at County's sole cost and expense.

B. Maintain the Interim Detention Basin during construction of the Project and until the Interim Detention Basin is deemed no longer necessary by the County and the installation and construction of a comparable drainage facility has been completed by Grantor to replace the Interim Detention Basin provided the County has approved the plans and specifications for such replacement facility.

C. Not permit to be placed against the Property, or any part thereof, any design professionals', mechanics', material man's contractors' or subcontractors' liens with the regard to County's actions upon the Property. County agrees to hold Grantor harmless for any loss or expense, including reasonable attorneys' fee, arising from any such liens which might be filed against the Property provided such liens were the directly caused by the County.

D. Defend, indemnify and hold harmless Grantor from all actions, claims, suits, penalties, obligations, damages and liabilities ("Claims") of whatsoever kind and nature arising from death, personal injury, property damage or other cause asserted or based upon any act or omission of County, its employees, agents, or any subcontractors, agents or representatives of County, or the County's obligations contemplated by this Agreement, to or in any way connected with the County's use of the Property, except to the extent that such Claims arise out of or are in any way connected with the acts or omissions of Grantor or by third parties. Such indemnification shall include all reasonable costs and attorneys' fees. The obligations set forth in this paragraph shall survive the termination of this Agreement until such time the statute of limitations shall have expired for any such Claims.

E. File all applicable written notices with the State Water Quality Control Board.

- F. Construct the Interim Detention Basin to protect against erosion.
- G. Construct the Interim Detention Basin per approved plans and submit as-built plans, engineer's certification(s), and post grading soil reports to Grantor.
- H. Coordinate with cultural resources to insure compliance with SP288A2 environmental mitigation requirements.

2. Grantor:

A. Hereby grants and conveys to the County a temporary easement for the purposes described herein this Agreement for drainage purposes, over, upon, across and within the area of the Property, including rights of ingress and egress thereto, legally described and depicted on Exhibit "A."

B. Hereby grant to County and its agents, employees, and contractors the temporary right to enter onto the Property for the purpose of constructing and installing the Interim Detention Basin and for maintenance thereof on the portion of the Property as shown in Exhibits "A" and "B" and for no other purpose.

C. Shall assume maintenance when the site is developed and the Interim Detention Basin has been deemed by the County as no longer needed, the Interim Detention Basin has been replaced with a comparable facility that provides protection to SR79 for the 100 year storm event and the County has approved the plans and specifications for such replacement facility.

D. For and in consideration of County's obligations under this Agreement, Grantor hereby releases, waives and discharges County, and the State of California, their associated entities and each of their respective officers, officials, employees, agents, volunteers, contractors and attorneys from any and all alleged and actual claims, damages, remedies, causes of action, claims of inverse condemnation, claims of losses, claims of loss of goodwill or benefits, demands, and other liabilities (collectively, "Claims") which Grantor now has or may have, arising out of or in any way related to the acquisition of the easement interests and rights by the County and the interests/rights being granted in this Agreement over the Property by the Grantor, or arising in any way associated with this Agreement. The foregoing release and waiver ("Release"), applies to all Claims, whether retrospective, current, or prospective, known or unknown, foreseeable or unforeseeable. The Release and waiver is made by Grantor for itself, its agents, assigns, successors-in-interests and related entities. Grantor agrees that it shall make no claim for any funds on deposit or from County related to County's acquisition of the easement interests and rights being granted in this Agreement over the Property by Grantor.

Except as otherwise provided in this Agreement, it is the intention of the Parties that the Release shall be effective as a bar to all claims, causes of action, actions, damages, losses, demands, accounts, reckonings, rights, debts, liabilities, obligations, and attorneys' fees, of every character and kind, known or unknown, existing or contingent, latent or patent; and in furtherance of such intention, Grantor expressly waives any and all rights conferred upon it by the provisions of

California Civil Code Section 1542, which reads as follows:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

 Grantor Initials

3. The Parties acknowledge that Grantor shall be entitled to terminate the drainage easement when the Interim Detention Basin is replaced by a final drainage facility or improvements provided the design and construction of these final drainage improvements shall be approved by the County of Riverside Transportation Department, for the protection and support of Highway 79 as well as area and downstream property owners. As part of this approval, the Grantor shall demonstrate the resulting flood conditions for the final drainage improvements are no worse than the condition created by the Interim Detention Basin at the intersection of Winchester Road and Old Newport Road.

4. The term of this Right of Entry shall commence on the date this Agreement is executed by all Parties hereto ("**Effective Date**"). This Agreement shall terminate when the Interim Detention Basin has been deemed unnecessary by the County; final drainage improvements approved by the County have replaced the Interim Detention Basin. This Agreement is subordinate to all prior or future rights and obligations of Grantor in the Property, except that Grantor shall grant no rights inconsistent with the reasonable exercise by County of its rights under this Agreement.

5. Prior to any entry upon the Property for any of the purposes hereinabove set forth, County shall notify the Grantor by written and/or oral notice at least forty-eight (48) hours prior to commencement of entry and work.

Name: Mr. Will Stout
SR Conestoga, LLC
Address: 41391 Kalmia Street, Suite 200
Murrieta, CA 92562
Phone: (951) 696-0600
Email: wstout@rancongroup.com

Name: Mr. David Michan
Manager of SR Conestoga, LLC
Address: 4370 La Jolla Village Drive, Suite 960
San Diego, CA 92122
Phone: (858) 546-0900
Email: davidm@strataequity.com

6. County shall, in all activities undertaken pursuant to this Agreement, comply and cause its contractors, agents, and employees to comply with all federal, state, and local laws,

statutes, orders, ordinances, rules, regulations, plans, policies, and decrees. Without limiting the generality of the foregoing, County, at its sole cost and expense, shall obtain any and all permits which may be required by any law, regulation or ordinance for any activities County desires to conduct or have conducted pursuant to this Agreement.

7. Grantor and its representatives, employees, agents or independent contractors may enter and inspect the Property or any portion thereof or any improvements thereon at any time and from time to time at reasonable times to verify County's compliance with the terms and conditions of this Agreement.

8. It is expressly understood that this Agreement is not exclusive and does not in any way whatsoever grant or convey any permanent easement, lease, fee, or other real property interest in the Property to County.

9. County shall not cause damage to the Property, including to all improvements and the natural resources thereon, at all times at County's sole cost and expense, and County shall strictly adhere to the following restrictions, except where such actions are necessary to construct the Interim Detention Basin:

A. County may not place or dump garbage, trash, or refuse anywhere upon or within the Property, except for self-contained trash receptacles that are maintained to Grantor's satisfaction by County;

B. County may not commit or create, or suffer to be committed or created, any waste, hazardous condition and/or nuisance to occur upon the Property;

C. County may not cut, prune or remove any native trees or brush upon the Property, except for the elimination of safety hazards without first obtaining written permission by the Grantor where consent by Grantor shall not be unreasonable withheld, delayed or conditioned;

D. County may not disturb, move, or remove any rocks or boulders upon the Property except for the elimination of safety hazards without first obtaining written permission by the Grantor where consent by Grantor shall not be unreasonable withheld, delayed or conditioned;

E. County must exercise due diligence in the protection of the Property against damage or destruction by fire, vandalism or other cause;

F. County shall, upon Grantor's written demand, adequately maintain the Interim Detention Basin, to prevent environmental growth, and in the event County fails to do so after written notice from Grantor, reimburse Grantor for any costs and expenses reasonably incurred by Grantor for such maintenance.

10. Upon the termination of this Agreement and in the event that the County no longer is in need of the temporary rights and easement interests granted herein, the County shall execute a quitclaim deed in favor of Grantor in order to relinquish these rights and interests to the Grantor. Upon the termination of the Agreement, County shall, at its own cost and expense, remove any debris that may have been generated by its use of the Property and the Property shall be left in a

neat condition; however, the County shall not be responsible for the removal of any improvements that the County was permitted to install under this Agreement. County agrees not to damage Property in the process of performing the permitted activities.

11. Grantee shall or cause its contractors or subcontractors to take any and all other necessary and reasonable steps to protect the public from harm due to the work.

12. This Agreement is the result of negotiations between the Parties hereto. The Parties further declare and represent that no inducement, promise or agreement not herein expressed has been made to them and this Agreement contains the entire agreement of the Parties, and that the terms of this Agreement are contractual and not a mere recital. Any ambiguity in the Agreement or any of its provisions shall not be interpreted against the Party drafting the Agreement.

13. The undersigned represents that it has the authority to, and does, bind the person or entity on whose behalf and for whom it is signing this Agreement and the attendant documents provided for herein, and this Agreement and said additional documents are, accordingly, binding on said person or entity.

14. This Agreement shall not, nor shall any interest herein be assigned, mortgaged, hypothecated, or transferred by County, whether voluntary or involuntary or by operation of law, nor shall County let or sublet or grant any license of permit with respect to the use and occupancy of the Property or any portion thereof. Grantor shall not assign the rights of this Agreement.

15. This Agreement will be governed and construed by the laws of the State of California.

16. The Parties agree that this Agreement shall be recorded in the official records of the County of Riverside with the County Clerk Recorder upon full approval and execution by the Parties.

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[Signature Provisions on Next Page]

17. The Agreement shall not be changed, modified, or amended except upon the written consent of the Parties hereto.

IN WITNESS WHEREOF, the Parties hereto have executed this Grant of Temporary Easement and Right of Entry Agreement as first above written

GRANTOR:

SR CONESTOGA, LLC, a Delaware limited liability company

By: Strata Conestoga, LLC,
Co-Managing Member

By: 
David C. Michan
Its: Manager

By: Conestoga Development, LLC,
Co-Managing Member

By: 
Jeff Comerchero
Its: Manager

GRANTEE:

COUNTY OF RIVERSIDE, a political subdivision of the State of California

By: _____
Marion Ashley, Chairman
Board of Supervisors

ATTEST:

Kecia Harper-Ihem
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM:

Gregory P. Priamos
County Counsel

By: 
SYNTHIA M. GUNZEL
Deputy County Counsel

Seal

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 SAN DIEGO)

On MAY 11TH, 2015 before me, NORMA GUTIERREZ, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared DAVID C. MICHAN
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Norma Gutierrez
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: GRANT OF TEMPORARY EASEMENT WITH RIGHT OF ENTRY AGREEMENT Document Date: _____
Number of Pages: 10 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: DAVID C. MICHAN
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: MANAGER
Signer Is Representing: STRATA CONFESTOGA, LLC

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 MAY 4, 2015, before me, CINDY R SMITH, a Notary Public, personally appeared JEFF COMERCHEIRO,

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

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

WITNESS my hand and official seal:

Signature Cindy R Smith



Place Notary Seal Above

PORTION OF APNS: 461-220-014 and 461-220-015

**CERTIFICATE of ACCEPTANCE
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated _____, from SR CONESTOGA, LLC, a Delaware limited liability company to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for drainage purposes, subject to improvements in accordance with County standards and will be included into the County Maintained Road System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Juan C. Perez, Director of Transportation

By: _____, Deputy

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 7-10-15
SYNTHIA M. GUNZEL DATE

EXHIBIT "A"

Assessor's Plat Map
Legal Description and Plat Map

EXHIBIT "A"
STATE ROUTE 79
DRAINAGE EASEMENT
LEGAL DESCRIPTION
0527-022

AN EASEMENT FOR DRAINAGE PURPOSES LYING WITHIN A PORTION OF PARCEL 4 OF PARCEL MAP 28605 ON FILE IN BOOK 203, PAGES 99 THROUGH 102 INCLUSIVE OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE EAST HALF OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33;

THENCE S 89°40'40" W ALONG THE SOUTH LINE OF SAID SECTION 33 ALSO BEING THE CENTERLINE OF NEWPORT ROAD (44.00 FOOT NORTHERLY HALF-WIDTH), AS SHOWN ON SAID PARCEL MAP, A DISTANCE OF 252.68 FEET;

THENCE N 00°19'20" W, A DISTANCE OF 44.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NEWPORT ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 89°40'40" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 180.00 FEET;

THENCE N 08°44'39" E, A DISTANCE OF 482.96 FEET;

THENCE N 89°41'08" E, A DISTANCE OF 235.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 79 AS DESCRIBED IN DOCUMENT NUMBER 2011-0080489, RECORDED FEBRUARY 22, 2011, OFFICAL RECORDS OF SAID RECORDER;

THENCE S 02°40'12" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 460.00 FEET, TO THE NORTHEASTERLY CORNER OF DOCUMENT NUMBER 2011-0080490, RECORDED FEBRUARY 22, 2011, SAID OFFICAL RECORDS, SAID POINT BEING 61.28 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF NEWPORT ROAD;

THENCE S 89°40'40" W ALONG THE NORTHERLY LINE OF SAID DOCUMENT NUMBER 2011-0080490, A DISTANCE OF 149.95 FEET, TO THE NORTHWESTERLY CORNER THEREOF;

THENCE S 00°19'20" E ALONG THE WESTERLY LINE OF SAID DOCUMENT NUMBER 2011-0080490, A DISTANCE OF 17.28 FEET TO THE **TRUE POINT OF BEGINNING**

CONTAINING: 132,288 SQUARE FEET, OR 3.037 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000100842 TO OBTAIN GROUND DISTANCE.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 3-31-2015



461-22
461-20
461-21

T.R.A. 071-290

SEC. 33 34 T. 5S., R. 2W

465
19

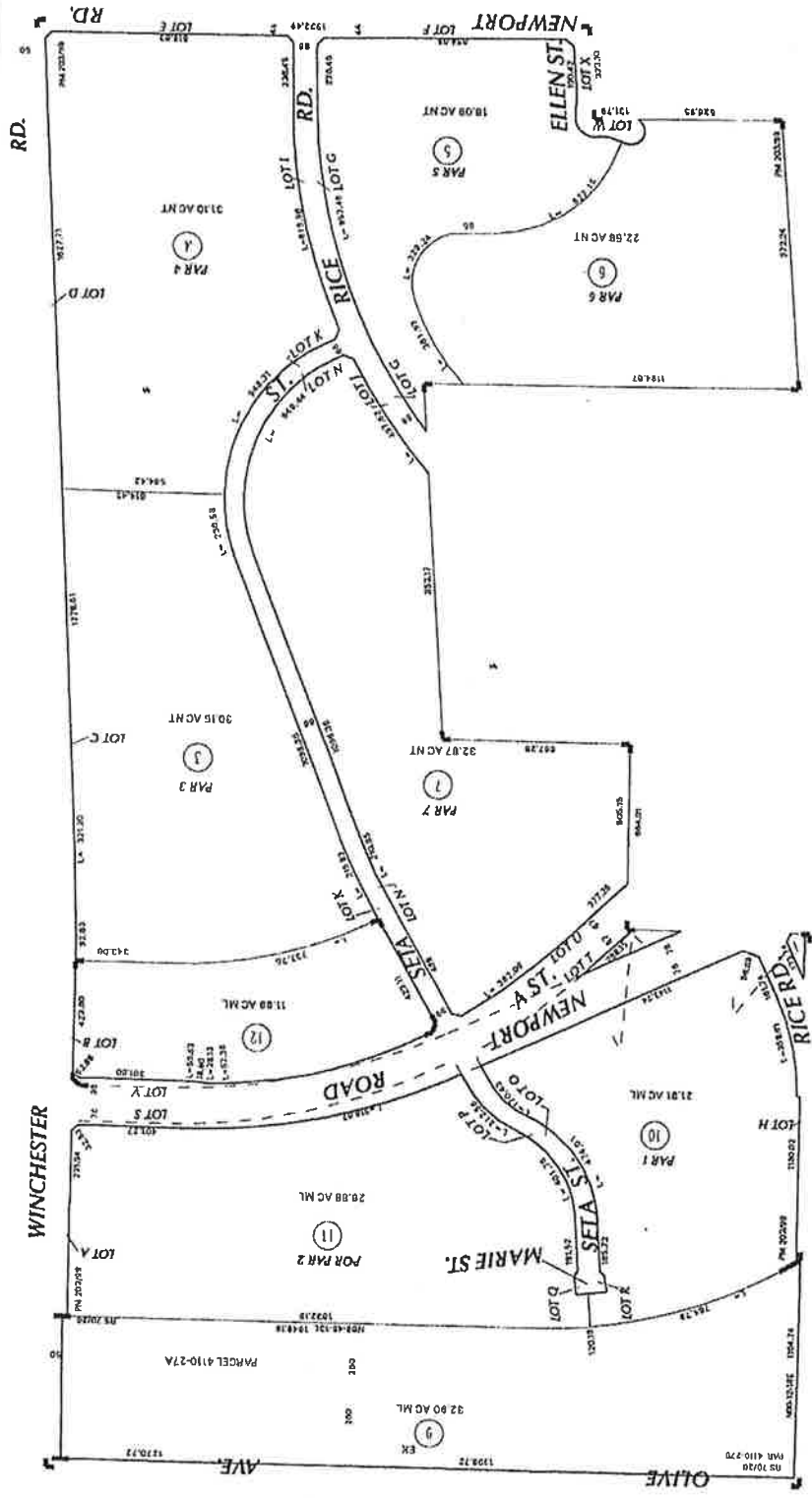
465
18

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED BY THE COUNTY ASSESSOR'S OFFICE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR WITH REGARD TO THE LOCATION OF BUILDING SITE OBSTACLES.

FEB 2 2 2005

463
13

1" = 400'
ANG. C = 90



462
12

20

21

ASSESSOR'S MAP BK461 PG. 22
Riverside County, Calif.

PM 203/99-102 PARCEL MAP NO. 26605
RS 70/26-33

Feb 2005

DATE	BY	REVISION	REV. NUMBER
11/11/05			1
11/11/05			2
11/11/05			3
11/11/05			4
11/11/05			5

466
05

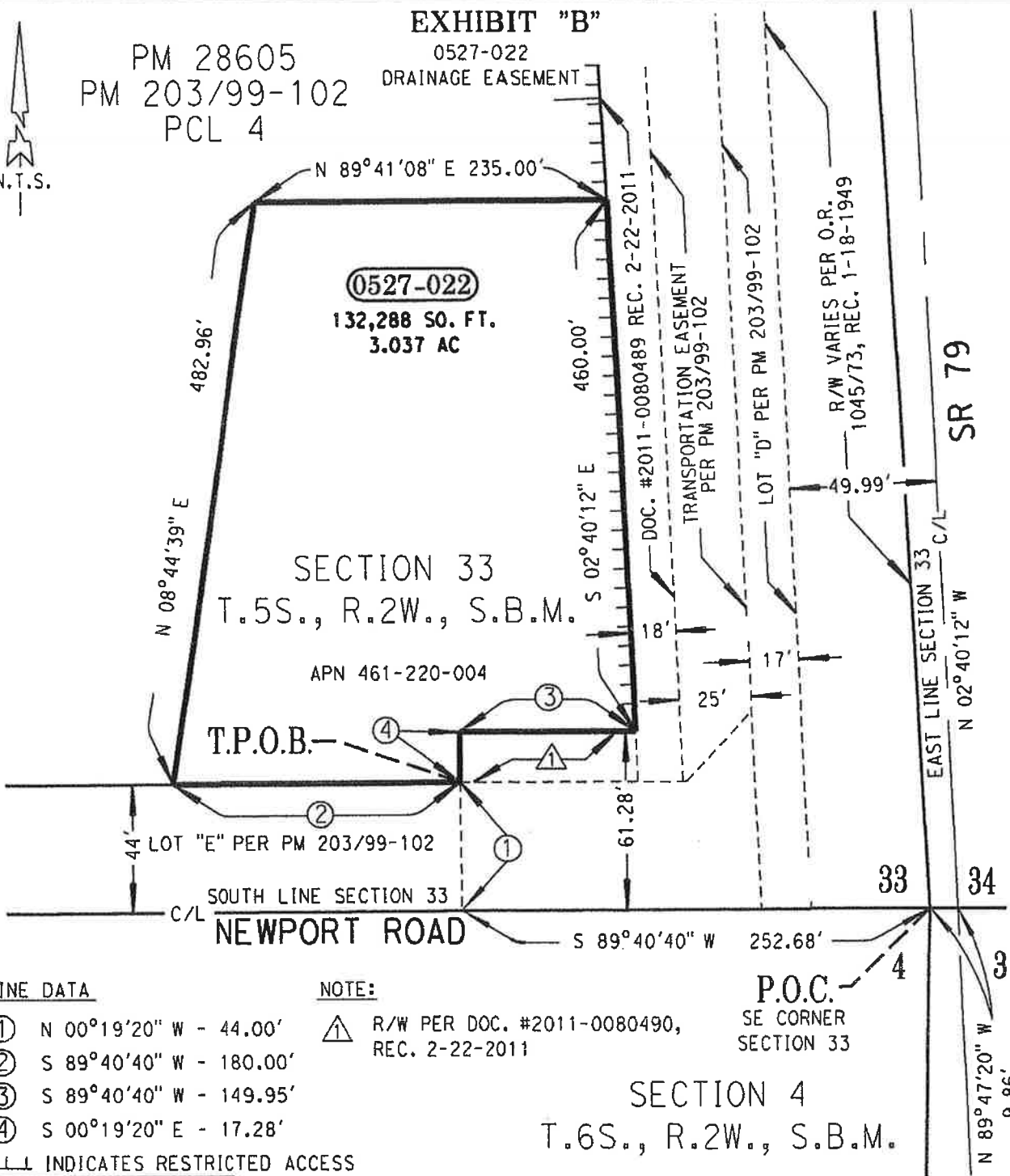
EXHIBIT "B"

Drainage Plans for Newport & Highway 79 Basin

EXHIBIT "B"

PM 28605
PM 203/99-102
PCL 4

0527-022
DRAINAGE EASEMENT



LINE DATA

- ① N 00°19'20" W - 44.00'
- ② S 89°40'40" W - 180.00'
- ③ S 89°40'40" W - 149.95'
- ④ S 00°19'20" E - 17.28'

NOTE:

▲ R/W PER DOC. #2011-0080490,
REC. 2-22-2011

P.O.C.

SE CORNER
SECTION 33

SECTION 4

T.6S., R.2W., S.B.M.

LLL INDICATES RESTRICTED ACCESS



ALL DISTANCES SHOWN ARE FEET GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.000100842.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0527-022

PROJECT: STATE ROUTE 79

PREPARED BY: BCIII

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

SCALE: N.T.S.

DATE: MARCH, 2015

W.O. NO.: B4-0527

APPROVED BY: *Edward D. Hunt* DATE: 3-31-2015

SHEET 1 OF 1

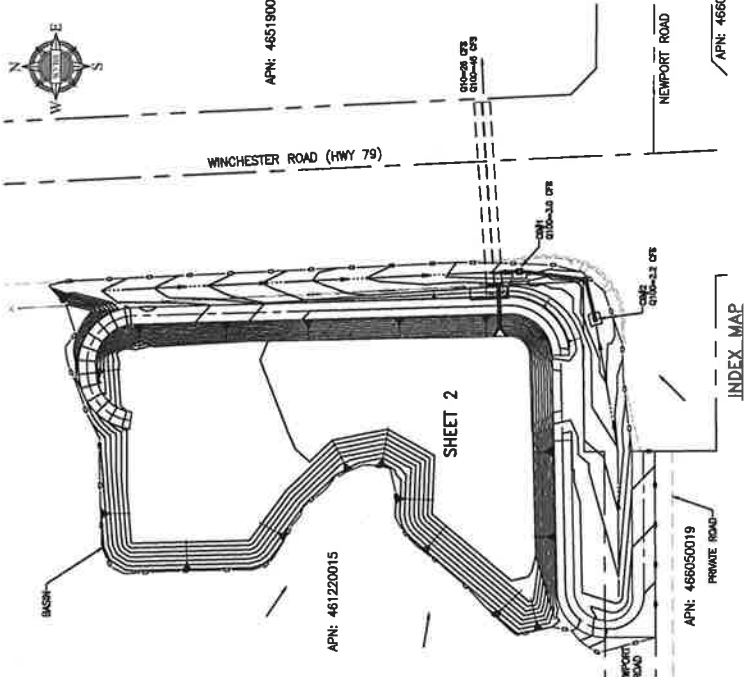
DRAINAGE PLANS FOR NEWPORT & HIGHWAY 79 BASIN

GENERAL NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY TO THE ENGINEERING COUNTY TRANSPORTATION DEPARTMENT FOR A PERMIT TO CONSTRUCT AND TO OBTAIN ALL NECESSARY PERMITS AND TO COMPLY WITH ALL APPLICABLE REGULATIONS, ORDINANCES, AND REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL DESIGN ANALYSIS PERMITS MAY BE REQUIRED.
- THE PROJECT, INCLUDING DESIGN ANALYSIS PERMITS, SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF ALL APPLICABLE AGENCIES. THIS INCLUDES THE DEPARTMENT OF TRANSPORTATION AND THE COUNTY OF WINCHESTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO COMPLY WITH ALL APPLICABLE REGULATIONS, ORDINANCES, AND REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
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INDEX NOTES

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NOTICE TO CONTRACTOR

THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL UTILITY LOCATIONS OF ANY UNDETECTED UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO COMPLY WITH ALL APPLICABLE REGULATIONS, ORDINANCES, AND REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT.

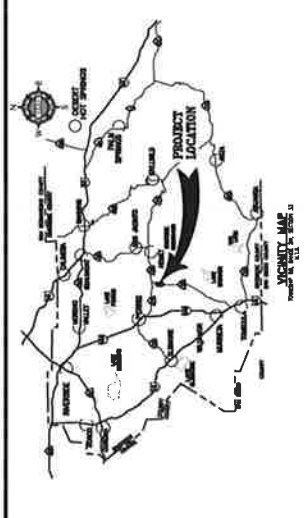
BASIS OF BEARINGS

XXX000X

TOPOGRAPHY

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO COMPLY WITH ALL APPLICABLE REGULATIONS, ORDINANCES, AND REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT.

COUNTY OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED



GENERAL GRADING NOTES

- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.
- ALL PROPERTY OWNERS, ADJACENT OWNERS AND ALL CONTRACTORS MUST BE ADVISED OF ANY CHANGES TO THE GRADING PLAN PRIOR TO THE START OF CONSTRUCTION.
- ALL CHANGES SHALL BE MADE UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO COMPLY WITH ALL APPLICABLE REGULATIONS, ORDINANCES, AND REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
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FOR REVIEW ONLY 90% PLANS

COUNTY OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED

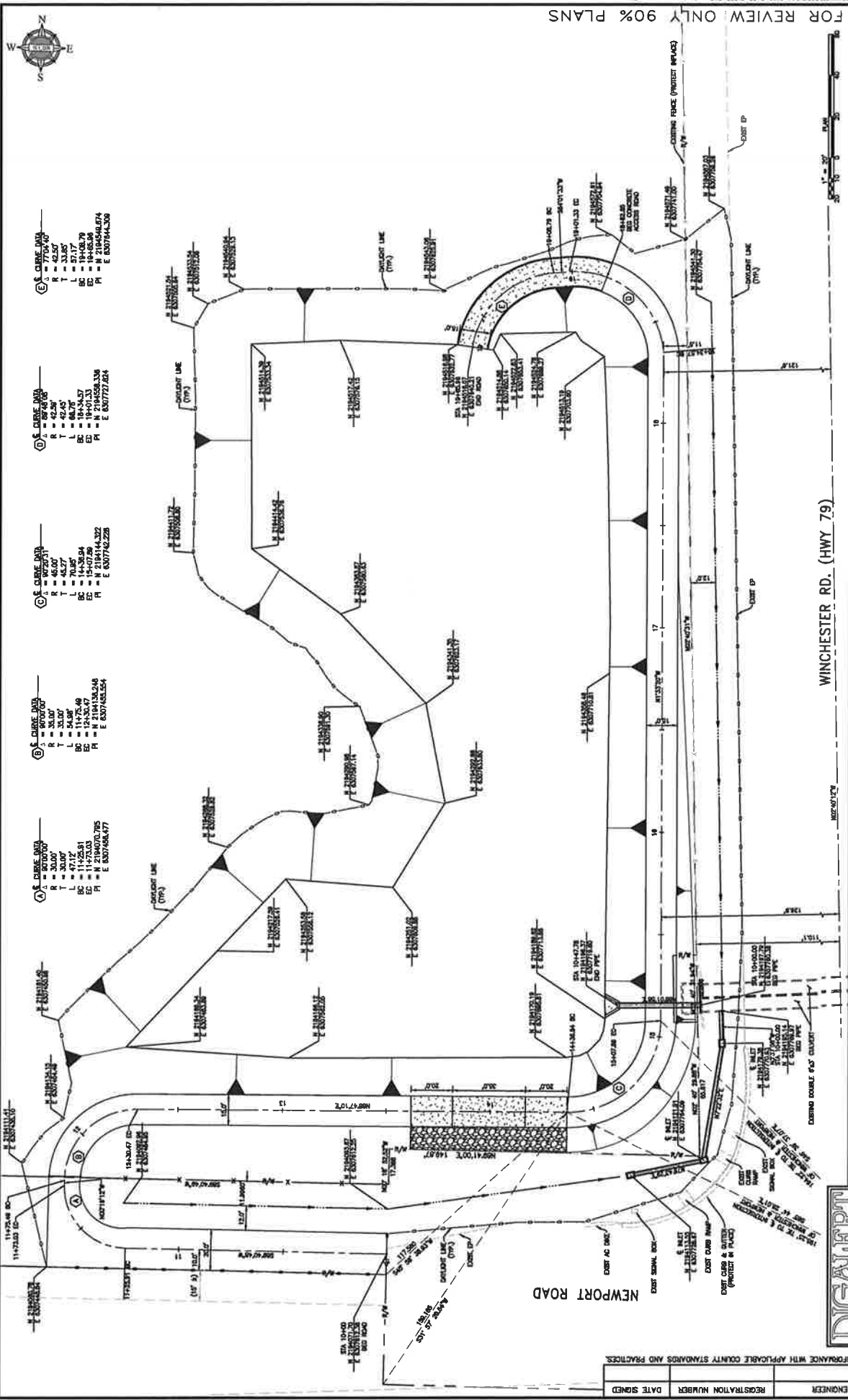
ENGINEERING CONSULTANTS	37789 MCCRAY STREET	APRIL DATE	
ALBERTA	PH. (403) 986-1070	REVISIONS	
WEBB	PH. (403) 986-1070	MARK BY	
DATE		DATE	

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES	
---	--

APRIL DATE	
REVISIONS	
MARK BY	
DATE	

APRIL DATE	
REVISIONS	
MARK BY	
DATE	

APRIL DATE	
REVISIONS	
MARK BY	
DATE	



- ① CURVE DATA**
 R = 30.00'
 T = 14.9549
 L = 47.12'
 BC = 11.5733
 EC = 11.5733
 PI = N 2194070.785
 E 6307468.477
- ② CURVE DATA**
 R = 35.00'
 T = 17.3649
 L = 54.98'
 BC = 12.5354
 EC = 12.5354
 PI = N 2194136.248
 E 6307468.254
- ③ CURVE DATA**
 R = 45.00'
 T = 22.3709
 L = 73.95'
 BC = 14.5286
 EC = 14.5286
 PI = N 2184144.322
 E 6307742.228
- ④ CURVE DATA**
 R = 42.50'
 T = 21.85'
 L = 68.76'
 BC = 14.0279
 EC = 14.0279
 PI = N 2184548.674
 E 6307844.309

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

COUNTY OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
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NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED A GUARANTEE OF ACCURACY OR ANY/OTHER GRADING EVIDENCE HAS BEEN OBTAINED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY/OTHER GRADING EVIDENCE HAS BEEN OBTAINED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY/OTHER GRADING EVIDENCE HAS BEEN OBTAINED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY/OTHER GRADING EVIDENCE HAS BEEN OBTAINED.

DIGALERT
 DIAL BEFORE YOU DIG
 TOLL FREE 1-800-291-2000
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

SCALE: H. 1" = 20' V. 1" = 40'

PREPARED BY: R.C.E. NO. 8738 DATE: _____

SEAL - ENGINEER

WEBB ENGINEERS
 3786 MACRAY STREET
 WINCHESTER, MISSISSIPPI 39390
 PHONE (601) 566-1070
 FAX (601) 788-1256

BENCHMARK: REVERSE MARKER #9
 COUNTY OF WINCHESTER
 NEWPORT ROAD & HIGHWAY 79 BASIN
 72.0' S NEWPORT & 48.0' E WINCHESTER

MS XXXX LP. NO. XXXX SHEET NO. **2** OF 5 SHEETS

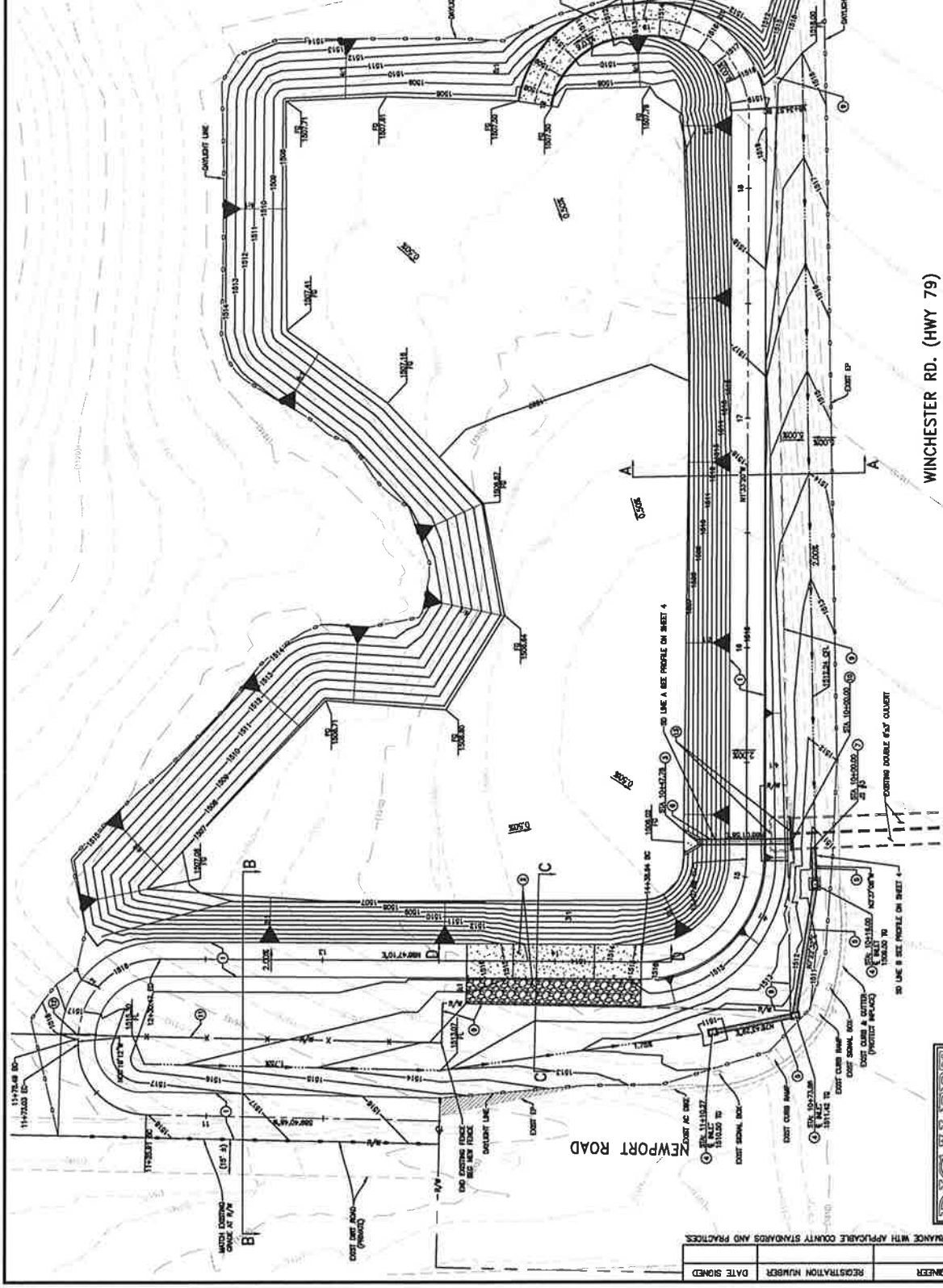
HORIZONTAL CONTROL SHEET

FOR: W.D.-0158 COUNTY FILE NO.



CONSTRUCTION NOTES

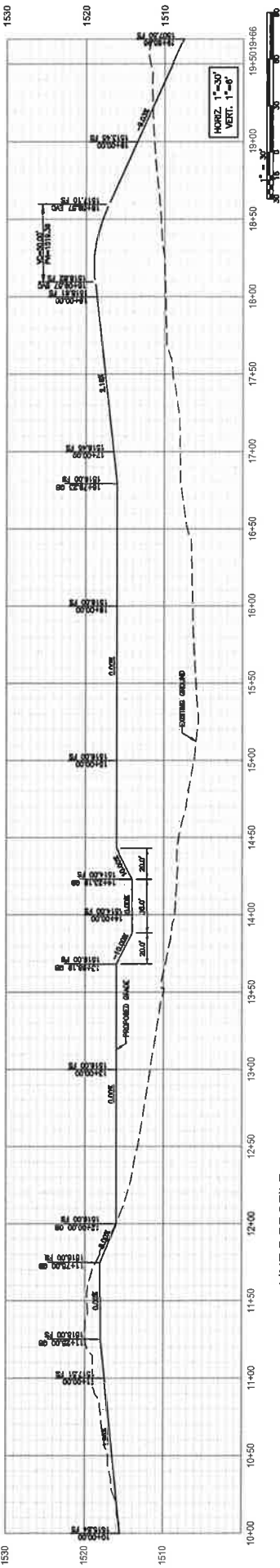
1. CONSTRUCT GRADED EARTH ACCESS ROAD
2. CONSTRUCT CONCRETE SPILLWAY AND RAMPUP SLOPE PROTECTION PER DETAILS ON SHEET 4 (SEE SECTIONS CC & DD)
3. CONSTRUCT BASHN OUTLET STRUCTURE PER DETAILS ON SHEET 5
4. CONSTRUCT TYPE G1 INLET WITH TYPE 24-9 GRATE PER CALTRANS STD PLANS D73 AND D77A
5. INSTALL 18" RCP-CLASS N, SEE PROFILE ON SHEET 4
6. INSTALL 24" RCP-CLASS N, SEE PROFILE ON SHEET 4
7. CONSTRUCT .5% PER REFORCED STD CONC. CASE 2
8. CONSTRUCT 4" CONCRETE ACCESS ROAD WITH 18" DEPTH x 8" WIDE CUTOFF WALL PER DETAIL HEREON.
9. REMOVE SALVAGE AND REINSTALL INTERFERING PORTIONS OF EXISTING FENCE.
10. CONNECT TO CONCRETE BULLHEAD PER DETAIL ON SHEET 5.
11. CONSTRUCT 8WG8 WIRE FENCE (MATCH EXIST. R/W FENCING)
12. CONSTRUCT PIPE SWING GATE PER REFORCED STD. MODEL.
13. REMOVE AND DISPOSE OF EXISTING CONCRETE FLOW CONTROL STRUCTURE AND CONSTRUCT CONCRETE BULLHEAD PER DETAIL ON SHEET 5.



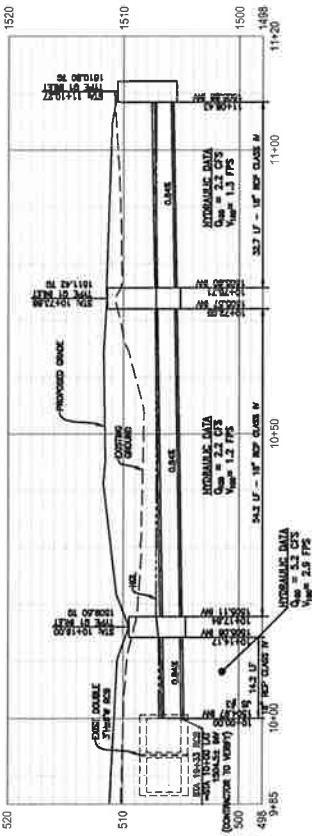
FOR REVIEW ONLY 90% PLANS

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES	REGISTRATION NUMBER	DATE SIGNED
COUNTY OVERSIGHT ENGINEER		
<p>NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED A GUARANTEE OF ACCURACY OR A GUARANTEE OF FITNESS FOR ANY PARTICULAR PURPOSE. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS IN CONNECTION WITH ANY CONSTRUCTION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR VERIFYING THE DATA AND INFORMATION PROVIDED HEREON.</p>		
<p>DIGITAL</p> <p>NO WORKING COPY TO BE MADE WITHOUT YOUR WRITTEN PERMISSION. IF YOU DO, YOU WILL BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS IN CONNECTION WITH ANY CONSTRUCTION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR VERIFYING THE DATA AND INFORMATION PROVIDED HEREON.</p> <p>TOLL FREE 1-800-327-2800</p> <p>A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT</p>		
SCALE: H. 1"=20'	R.C.E. NO.: 0228	DATE:
PREPARED BY:	REVISIONS	ENGINEER
APPROVAL DATE	APPROVAL DATE	COUNTY
<p>SEAL - ENGINEER</p>	<p>ENGINEERING CONSULTANTS</p> <p>3788 MCCRAY STREET</p> <p>PHENIX, ALABAMA 35203</p> <p>PH: (205) 888-1070</p> <p>FAX: (205) 888-1250</p>	<p>BENCHMARK: 4-9</p> <p>PROPOSED WORK: 4-9</p> <p>DATE: 08/14/08</p> <p>7217 S NEWPORT & 4610 E WINCHESTER</p>
MS 0000	LP. NO. 0000	SHEET NO. 3
COUNTY OF IRVING	NEWPORT ROAD & HIGHWAY 79 BASIN	OF 5 SHEETS
FOR: 14-0158	W.O. 14-0158	COUNTY FILE NO.

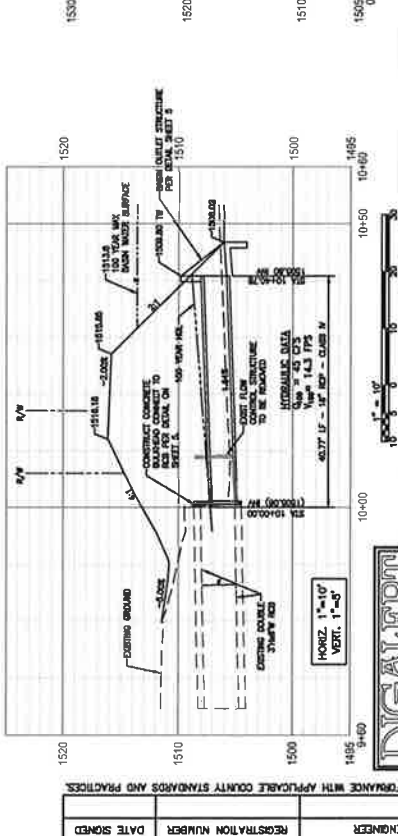
ACCESS ROAD CL PROFILE



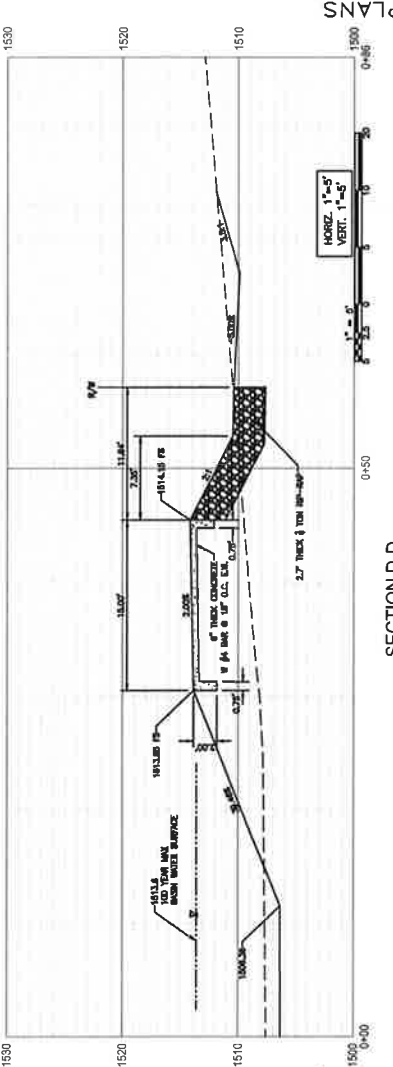
LINE B PROFILE



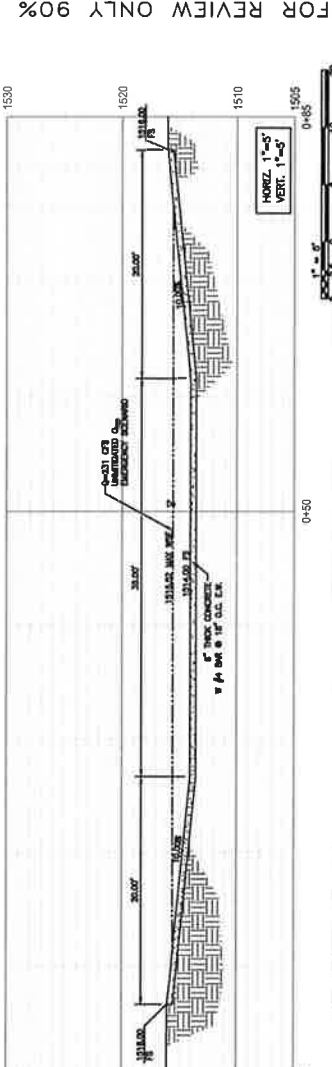
LINE A PROFILE



SECTION C-C



SECTION D-D



NOTE: CONTRACTOR SHALL VERIFY WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT HAS BEEN ISSUED. THE ABOVE INFORMATION IS FOR INFORMATION ONLY. YOU ARE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND UTILITIES IN THE FIELD OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND UTILITIES IN THE FIELD OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND UTILITIES IN THE FIELD OF THE PROJECT.

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES	COUNTY OVERSIGHT ENGINEER	DATE SIGNED	REGISTRATION NUMBER

SEAL - ENGINEER

APPROVAL DATE: _____ COUNTY: _____

REVISIONS:

PREPARED BY: **WEBB ASSOCIATES**

ENGINEERING CONSULTANTS
3705 MICHAY STREET
DUBLIN, OH 43017
PH: (615) 886-1070
FAX: (615) 786-1256

R.C.E. NO.: E229

BENCHMARK: 4-3
COUNTY: NEWPORT & HIGHWAY 79 BASIN
DATE: 11/20/21

FOR REVIEW ONLY 90% PLANS

SHEET NO. **4**

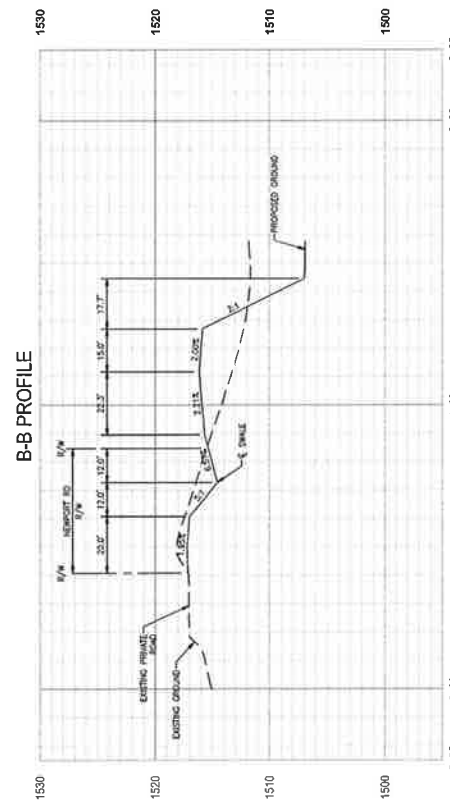
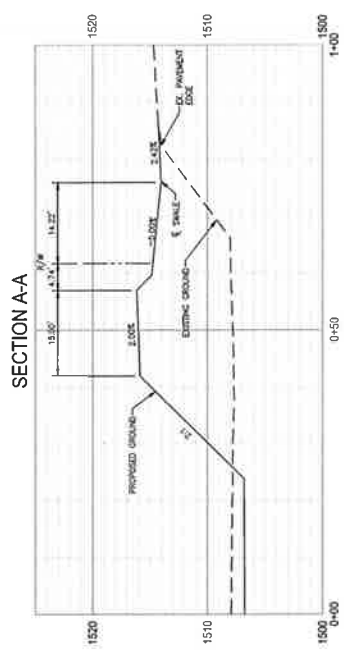
IP. NO. XXXX
COUNTY OF ROYSE
NEWPORT ROAD & HIGHWAY 79 BASIN

ROADSIDE/BASIN OUTLET PLAN & PROFILE SHEET OF 5 SHEETS

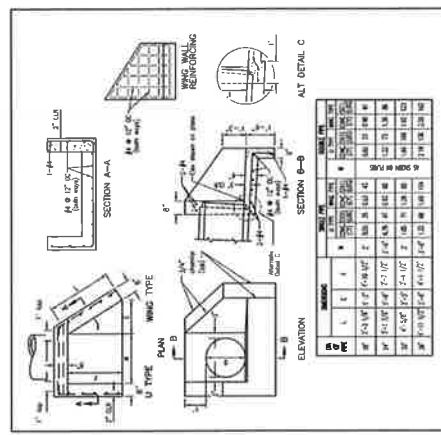
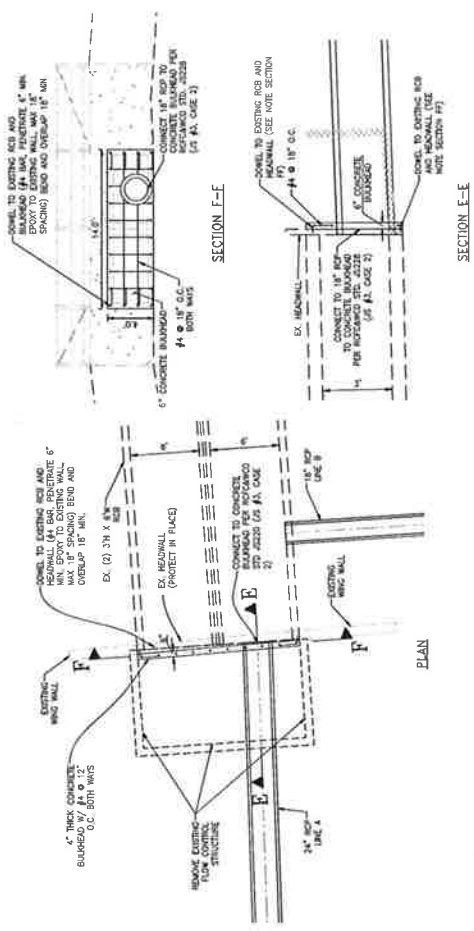
SCALE: H-1"=20' V-1"=5'

FOR: W.D. COUNTY FILE NO. 14-0158

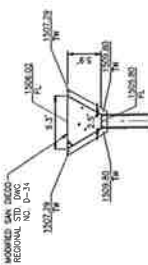
BASIN OUTLET STRUCTURE DETAIL
 (MODIFIED SAN DIEGO REGIONAL STD. DWG. NO. D-34)



CONCRETE BULKHEAD AND RCB CONNECTION DETAIL
 INT



NOTES:
 1. Concrete shall be AC-23030.
 2. All steel shall be A36 or A572 Gr. 50, unless otherwise specified.
 3. All reinforcement shall be #4 or #5, unless otherwise specified.
 4. All dimensions shall be in feet and inches, unless otherwise specified.
 5. All dimensions shall be to the center of the member, unless otherwise specified.
 6. All dimensions shall be to the face of the member, unless otherwise specified.
 7. All dimensions shall be to the center of the member, unless otherwise specified.
 8. All dimensions shall be to the face of the member, unless otherwise specified.



NO.	DESCRIPTION	QTY	UNIT
1	CONCRETE	1.00	CU YD
2	STEEL	1.00	TON
3	REINFORCEMENT	1.00	TON
4	PAVEMENT	1.00	SQ YD
5	SIDEWALK	1.00	SQ YD

LEGEND ON PLANS
 SAN DIEGO REGIONAL STANDARD DRAWINGS
 WING AND U TYPE HEADWALLS
 FOR 8\"/>

EXHIBIT "C"

February 6, 2015 Letter from Valley-Wide Park and Recreation District



VALLEY-WIDE RECREATION & PARK DISTRICT

P.O. Box 907 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

BOARD OF DIRECTORS

Larry Minor
President

Frank Gorman
Vice President

John Bragg
Secretary

Steve Simpson
Director

Matthew Duarte
Director

Dean Wetter
General Manager

April 27, 2015

Mark Hughes
County of Riverside Transportation Department
4080 Lemon Street, 8th Floor
Riverside, CA 92501

RE: CROSSROADS SPECIFIC PLAN – SP 288 – AMENDMENT NO. 2 – REVISED

Dear Mr. Hughes

Valley-Wide Recreation and Park District appreciates the opportunity to work with you on this project. We appreciate the good communication and value our partnership as projects develop to meet the needs that best fit the community.

It is Valley-Wide's understanding that the County is in need of a one (1) to two (2) acre detention basin, at the southeast corner of Highway 79 (Winchester Road) and Old Newport Road within The Crossroads in Winchester Specific Plan. This is needed to mitigate increased run-off under the expanded roadway. Considering the circumstances, and time sensitive elements, Valley-Wide is willing to consider allowing 3.64 acres of park credit for portions of a joint-use basin, provided that some basic design criteria as indicated in previous meetings and as outlined below is provided. The joint-use facility must have the following:

- An active recreation design element which would include a 195' x 330' full size soccer field including a 20' offset for spectator space.
- Soccer field must ultimately be designed to be lighted.
- Field must have ADA accessibility and emergency vehicular access.
- Field may not exceed one (1) and a half percentage elevation change.
- Side slopes facing recreational areas or equal to two sides must not exceed 4:1.
- Soccer field must be visible from the parking lot.
- Soccer field must drain within 48 hours from the time of a rain event.

Valley-Wide has briefly reviewed the latest concept design of the proposed park and joint-use detention basin. Based on our review, it appears that this concept within the detention basin meets the above indicated criteria, with the exception of the water quality swale area. Areas where recreational turf cannot be installed shall not be considered for park credit. Additionally, there are several other concerns with the overall park design that needs to be considered.

Below is an outline of these items:

- The restroom facility is located on the north/east corner of the park and must be positioned in a central location to better accommodate the public and be consistent with our park designs indicated in our park standards.

District Office - 901 West Esplanade Avenue - San Jacinto, CA 92582 - (951) 654-1505 - Fax (951) 654-5279
Menifee Office - 30627 Menifee Road - Menifee, CA 92584 - (951) 672-6744 - Fax (951) 672-6740
Valle Vista Community Center - 43935 Acacia Avenue - Hemet, CA 92544 - (951) 927-6673 - Fax (951) 927-0793
Winchester Community Center - 32665 Haddock Street - Winchester, CA 92596 - (951) 926-5917 - Fax (951) 926-5918
Rancho Bella Vista Community Center - 31757 Browning Street - Murrieta, CA 92563 - (951) 894-1468 - Fax (951) 894-1470
Marion V. Ashley Community Center - 25625 Briggs Road - Menifee, CA 92585 - (951) 928-2700 - Fax (951) 928-2727

- Basketball courts, tot-lots and other recreational areas must be away from residential units.
- There must be a minimum of six (6) parking stalls per acre of park land.
- Public streets should buffer the park. Rear facing residential units can only be located by the east end of the basin.
- Additional parking is desired considering that on-street parallel parking would be a concern on Old Newport Road and certainly not allowed along Winchester Road / Highway 79.
- Ball field must be designed to flow away from infield clay.
- Areas shown within the basin indicated as water quality that cannot have recreational turf cannot be considered as park credit.

Additionally, based on our calculations from the information provided by the applicant (Rancon), the current land use plan does not meet the park land requirements, whether or not park credit is given at the joint-use basin/soccer field. We understand that due to cultural restrictions, the park land dedication requirement was reduced from the Valley-Wide standard of five (5) acres of park land per 1,000 population to three (3) acres per 1,000 population. This change reduced the park land requirement from fourteen (14) acres to about just eight and a half (8-1/2) acres.

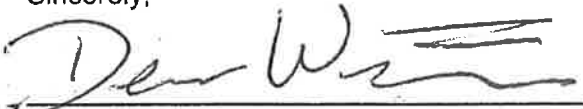
We feel that the County has demonstrated that a joint-use facility is achievable assuming that Rancon is willing to meet all of Valley-Wide's park requirements. Based on previous meetings with Rancon, it is our understanding that a detention basin and water quality swale would still need to be at this location to mitigate project increased run-off and water quality management, regardless of the County's need for a basin.

Given all the information gathered to date on this project, we feel that additional park land should be added to this area to ensure that the above items are provided and ultimately park credit can be given.

If all of the above listed items can be achieved, Valley-Wide is willing to consider 7.26 acres of the joint-use park/basin for park credit. In the event that Rancon does not feel that they can meet the park requirements, we are open to review alternative locations for the park site, which would potentially eliminate the park credit for the detention basin area.

Should you have any questions, please feel free to contact me at (951) 654-1505.

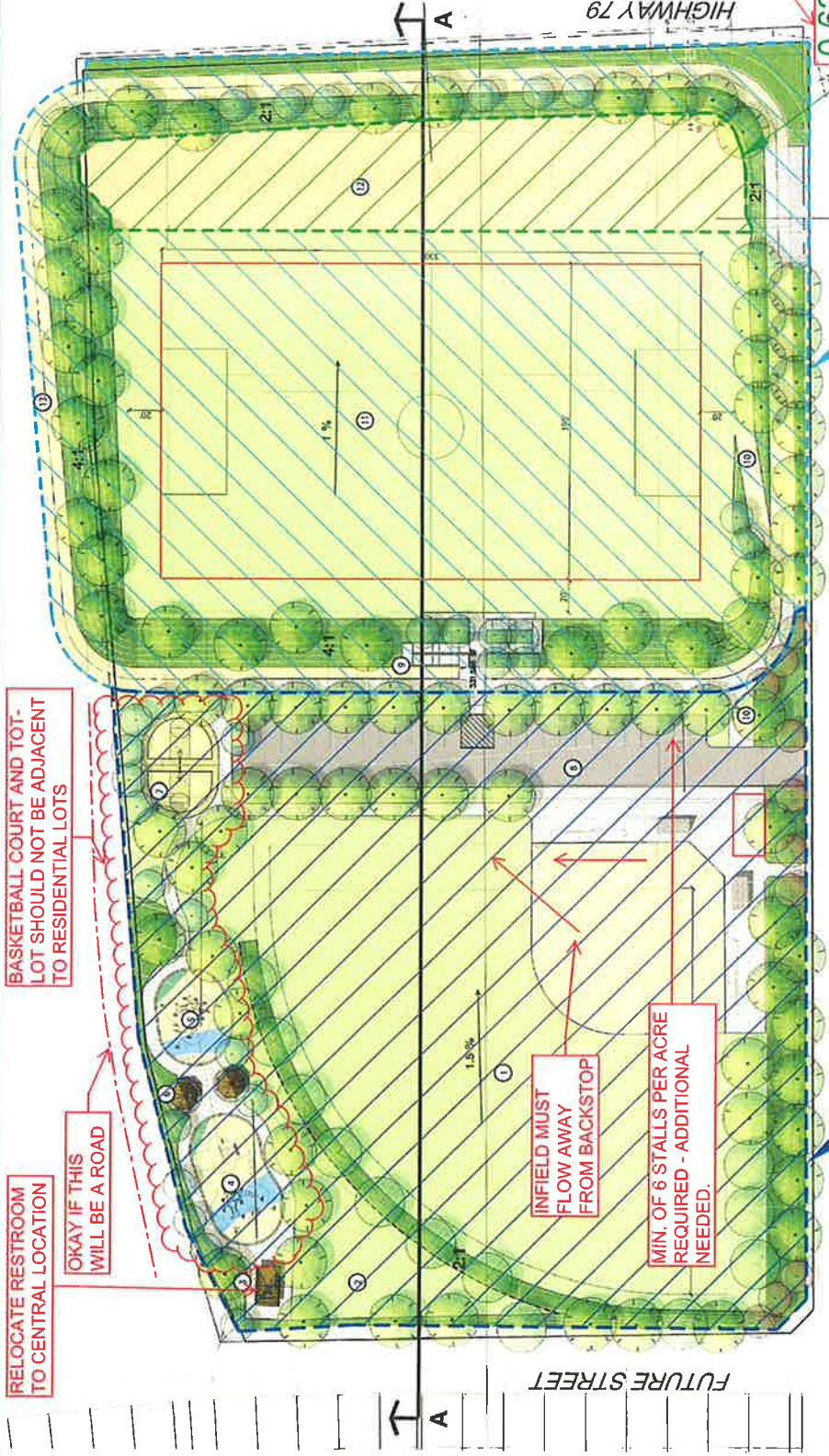
Sincerely,



Dean Wetter, General Manager
Valley-Wide Recreation and Park District

LEGEND

- ① BASEBALL/BASKETBALL FIELD
- ② SLOPED OPEN LAWN
- ③ RESTROOM BLDG
- ④ CHILDREN'S PLAY AREAS (BY FIELD)
- ⑤ CHILDREN'S PLAY AREAS (BY ROAD)
- ⑥ PAVING (SPELTY/PERMEABLE)
- ⑦ 0.5B HALF BASKETBALL COURT
- ⑧ PARKING LOT (25 SPACES)
- ⑨ MAIN ACCESS/PAVING ACCESS
- ⑩ FIRE ACCESS
- ⑪ SODDER FIELD (15' X 20')
- ⑫ WALK QUALITY ASHLA LAWN
- ⑬ DECOMPOSED GRANITE TRAIL



RELOCATE RESTROOM TO CENTRAL LOCATION

OKAY IF THIS WILL BE A ROAD

BASKETBALL COURT AND TOT LOT SHOULD NOT BE ADJACENT TO RESIDENTIAL LOTS

INFIELD MUST FLOW AWAY FROM BACKSTOP

MIN. OF 6 STALLS PER ACRE REQUIRED - ADDITIONAL NEEDED.

NOT CONSIDERED FOR PARK CREDIT

0.62 ACRES

PLAN

3.64 ACRES

NEWPORT ROAD

3.63 ACRES

7.89 ACRES



SECTION A-A SCALE 1"=30'



LAND DEVELOPMENT CONSULTING

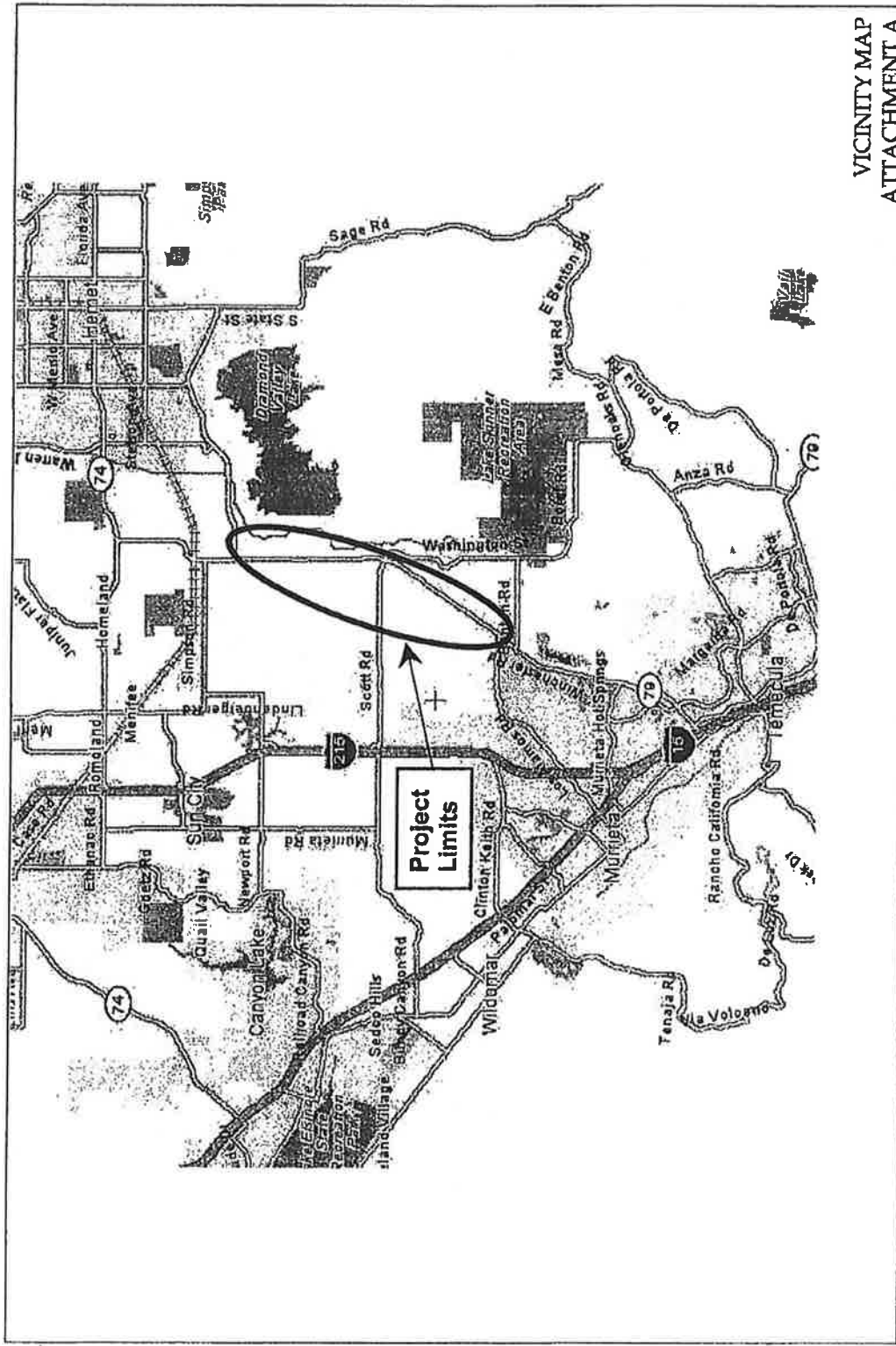
REVIEWED WITH COMMENTS

James Potter

CONCEPTUAL LANDSCAPE PLAN | BASIN/PARK WESTERLY SIDE OF HWY 79



WEBB ASSOCIATES



VICINITY MAP
ATTACHMENT A

CH2MHILL

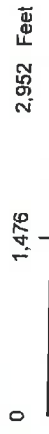
Attachment B



- Legend**
- RCLIS Parcels
 - City Boundaries
 - Cities**
 - roadsanno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylinies
 - waterbodies
 - Lakes
 - Rivers

Notes

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



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NOTICE OF DETERMINATION
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT

EA No. 42485

SCH# 2005091006

PROJECT NAME: Grant of Easement with Right-of-Way Agreement for the State Route 79 (Winchester) Road Widening Project

DESCRIPTION AND LOCATION: The County of Riverside (County) proposes to acquire a temporary drainage easement in real property with a right-of-entry agreement for Parcel Number 0527-022, located within a portion of Assessor's Parcel Number 461-220-014 and 461-220-015, for the State Route 79 (Winchester) Road Widening Project.

The County is in the process of widening State Route 79 (SR-79) from two to four lanes between Domenigoni Parkway and Thompson Road for approximately 8 miles. This project will improve safety and travel through the corridor and ease congestion caused by the significant increase in traffic volume.

The SR-79 Widening Project, included drainage improvements that required upsizing of culverts to better accommodate existing and future flows. The culvert under SR-79 north of Newport Road was increased in size from a 30 inch diameter pipe to a twin 6 foot by 3 foot box culvert. The downstream property owner has expressed concern that the larger culvert would convey higher velocity flows that may damage their existing business operation. County Transportation has since taken measures to temporarily alleviate the situation by constructing certain drainage modifications to divert flows. The permanent improvements require modification to the box culvert and the construction of a detention basin upstream of the culvert.

As part of the future development on the west side of SR-79, the developer will be constructing a detention basin that would mitigate the flows through the culvert and control the flow of water downstream of the culvert. The developer is in the early stages of development and is unable to predict when they would be in a position to build the drainage basin. Since the basin is critical to the function of the newly constructed box culvert, County Transportation will build a portion of the basin to control the current flows. Once the developer is prepared to move forward, they will be constructing the permanent basin. The developer is willing to work with County Transportation to allow a portion of the future basin to be constructed at this time, by the County, within their property.

Environmental Impact Report No. 376 (EIR) was completed in compliance with the State California Environmental Quality Act (CEQA) Guidelines and Riverside County CEQA Implementing Procedures. On December 17, 2013, the Board of Supervisors adopted Resolution 2013-273, Certifying Environmental Impact Report (EIR) No. 376 for Specific Plan No. 288, Amendment No. 2.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA
3. The acquisition of the temporary drainage easement in real property (Project) was reviewed and no new environmental documentation is required because (a) the Project was adequately analyzed in Environmental Impact Report No. 376 (EIR) (hereinafter referred to as the Document) for Specific Plan No. 288 and the SR 79 Drainage Improvement Project pursuant to the applicable legal standards; (b) all potentially significant effects of the Project have been avoided or mitigated pursuant to that EIR; (c) the Project will not result in any new significant environmental effects not identified in the earlier Document; (d) the Project will not substantially increase the severity of the environmental effects identified in the Document; (e) no considerably different mitigation measures have been identified; and (f) no mitigation measures found infeasible have become feasible.
4. Acquisition of the easement interest in real property is an implementing action in furtherance of the Drainage Improvement Project and is consistent with the characteristics evaluated in the Document. Nothing further is required because all potentially significant effects have been adequately addressed in the Document.

<u>Mary Zamboni (for)</u> Russell Williams	Title	<u>Environmental Division Mgr.</u>	Date	<u>7/13/15</u>
<u>Juan C. Perez</u>	Title	<u>Director of Transportation</u>	Date	<u>7/13/15</u>

HEARING BODY OR OFFICER

XX Board of Supervisors
 _____ Planning Commission

ACTION ON PROJECT

_____ Approval
 _____ Disapproval
 Date: _____

Verifying: _____ Title: _____ Date: _____
For County Clerk Use