

TRACT MAP Tract #: TR36668

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

employed.

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 24 MAP- MM-HM-2 RECOMMND

PRIOR TO THE ISSUANCE OF A GRADING PERMIT:

The County shall ensure that the following note is included on the grading plans: "In the event that septic tanks or leach fields are encountered during site development, the septic tanks and/or leach fields shall be removed in

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60.PLANNING. 24 MAP- MM-HM-2 (cont.) RECOMMND

accordance with current federal, state, and/or County regulations.

60.PLANNING. 25 MAP- MM-HM-3 RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

The Project Applicant or their representative shall contact Kinder Morgan and work under their supervision and in accordance with their survey protocols to identify and flag the precise alignment of the existing 6-inch petroleum pipeline located within the existing alignment of California Street. The grading plan associated with the grading permit shall indicate the precise alignment of the Kinder Morgan pipeline, and be designed to avoid disturbance of the facility. The grading plan shall depict the Kinder Morgan pipeline in plan and profile (based on the survey data). No grading permit shall be issued until a letter of verification is received from Kinder Morgan that concurs with the measures that have been incorporated into the grading plan to ensure pipeline protection when working near this facility.

60.PLANNING. 26 MAP- M-N-1 RECOMMND

Prior to issuance of grading or building permits, the County shall ensure that the grading plans include a note requiring compliance with the timing restrictions specified by Section 9.52.020 of the County's Noise Regulations ordinance (Riverside County Ordinance No. 847).

This condition shall be deemed satisfied prior to either the issuance of grading or building permits. This condition shall need not be satisfied prior to both permit issuance phases.

60.PLANNING. 27 MAP- M-N-2 RECOMMND

Prior to issuance of grading permits, the County shall ensure that grading plans include a note requiring the construction contractor to equip all construction equipment, fixed or mobile with properly operating and maintained mufflers, consistent with manufacture's standards. This note also shall be specified in bid documents issued to perspective construction contractors.

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60.PLANNING. 27 MAP- M-N-2 (cont.) RECOMMND

This condition need only to be satisfied during the building or grading permit phase rather than each phase respectively.

60.PLANNING. 28 MAP- M-N-3 RECOMMND

Prior to issuance of grading or building permits, the County shall ensure that grading plans include a note requiring the construction contractor to locate equipment staging in areas that would create the greatest distance between the construction-related noise sources and noise sensitive receptors nearest the Project site during all phases of construction. The note also shall require construction contractor(s) to place all stationary equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site. This not also shall be specified in bid documents issued to perspective construction contractors.

This condition shall be deemed satisfied prior to either the issuance of grading or building permits. This condition shall need not be satisfied prior to both permit issuance phases.

60.PLANNING. 29 MAP- M-N-4 RECOMMND

Prior to issuance of grading or building permits, the County shall ensure that grading plans include a note requiring the construction contractor to limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 am and 6:00 pm during the months of June through September and 7:00 am and 6:00 pm during the months of October through May. This note also shall be specified in bid documents issued to perspective construction contractors.

This condition shall be deemed satisfied prior to either the issuance of grading or building permits. This condition shall need not be satisfied prior to both permit issuance phases.

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TRANS DEPARTMENT

60.TRANS. 2

MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 3

MAP - CREDIT/REIMBURSEMENT

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://www.rctlma.org/trans/rbbd_contractbidding.html.

70. PRIOR TO GRADING FINAL INSPECT

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70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - 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 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - 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.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE - WASTE MNGEMNT PLAN RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (RESIDENTIAL):
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that identifies the following:

1.Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.

2.Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).

3.Identify diversion facilities where the construction and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE - WASTE MNGEMNT PLAN (cont.) RECOMMND

waste material will be taken.

4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.

5. Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department at (951)486-3200.

EPD DEPARTMENT

80.EPD. 1 MAP - BIO MONITOR REPORT RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

80.EPD. 2 MAP - PERMANENT FENCE RECOMMND

Prior to the issuance of a building permit, the areas mapped as "Southern Willow Scrub," "Mule Fat Scrub" and including three patches of "Eucalyptus Woodland" located within and directly adjacent to the Southern Willow Scrub and Mule Fat Scrub areas as depicted in the "General Biological Resources Assesment For The Bixby Highgrove Project" prepared by Alden Enviromental Inc. on January 30, 2014. shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

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FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

80.FIRE. 2 PC - FIRE SPRINKLER SYSTEM NOTAPPLY

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department prior to building permit.

West County - Riverside Office 951-955-4777
Website - rvcfire.org

80.FIRE. 3 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11 MAP- SCHOOL MITIGATION RECOMMND

Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 16 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 18 MAP- Walls/Fencing Plans RECOMMND

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing

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80.PLANNING. 18

MAP- Walls/Fencing Plans (cont.)

RECOMMND

is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. The maximum height of walls or fencing shall be six (6) feet in height.

F. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.

G. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences constructed of vinly.

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

Dated November 18, 2014, The County of Riverside Department of Environmental Health identified that the following wall heights shall be applicable to this project.

Five-foot high (noise barriers) masonry block walls shall be constructed along the northern site boundary (Center Street.) of lots 1 - 8 & 48 - 52 of Tentative Tract No. 36668.

Four-foot high (noise barriers) masonry block walls shall be constructed along the southern site boundary (Springs Street) of lots 23 - 29 & 30 - 36 of Tentative Tract No.No. 36668.

Six-foot high (noise barriers) masonry block walls shall be constructed along the northern site boundary (Springs Street.) of between lots 137 - 138 of Tentative Tract No. 36668

Five-foot high (noise barriers) masonry block walls shall

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80.PLANNING. 18 MAP- Walls/Fencing Plans (cont.) (cont.) RECOMMND

be constructed along the northern site boundary (Springs Street.) of lots 132 - 137 of Tentative Tract No. 36668

Four-foot high (noise barriers) masonry block walls shall be constructed along the northern site boundary (Springs Street.) of lots 138 & 151 - 156 of Tentative Tract No. 36668.

These walls shall be erected so that the top of each wall extends at least 4 to 6 feet (depending on location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 4 to 6 feet (depending on location) above the highest point between the house and the road.

Modified at PC (7-29-15)

80.PLANNING. 19 MAP- M-N-1 RECOMMND

Prior to the issuance of grading or building permits, the County shall ensure that the building plans include a note requiring compliance with the timing restrictions specified by Section 9.52.020 of the County's Noise Regulation ordinance (Riverside County Ordinance No. 847).

This condition shall be deemed satisfied prior to either the issuance of grading or building permits. This condition shall need not be satisfied prior to both permit issuance phases.

80.PLANNING. 20 MAP- M-N-2 RECOMMND

Prior to issuance of grading or building permits, the County shall ensure that building plans include a note requiring the construction contractor to equip all construction equipment, fixed or mobile with properly operating and maintained mufflers, consistent with manufacture's standards. This note also shall be specified in bid documents issued to perspective construction contractors.

This condition shall be deemed satisfied prior to either the issuance of grading or building permits. This condition shall need not be satisfied prior to both permit issuance phases.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 MAP- M-N-3

RECOMMND

Prior to issuance of grading or building permits, the County shall ensure that building plans include a note requiring the construction contractor to locate equipment staging in areas that would create the greatest distance between the construction-related noise sources and noise sensitive receptors nearest the Project site during all phases of construction. The note also shall require construction contractor(s) to place all stationary equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site. This not also shall be specified in bid documents issued to perspective construction contractors.

This condition shall be deemed satisfied prior to either the issuance of grading or building permits. This condition shall need not be satisfied prior to both permit issuance phases.

80.PLANNING. 22 MAP- M-N-4

RECOMMND

Prior to issuance of grading or building permits, the County shall ensure that building plans include a note requiring the construction contractor to limit haul truck deliveries to the same hours specified for construction equipment between the hours of 6:00 am and 6:00 pm during the months of June through September and 7:00 am and 6:00 pm during the months of October through May. This note also shall be specified in bid documents issued to perspective construction contractors.

This condition shall be deemed satisfied prior to either the issuance of grading or building permits. This condition shall need not be satisfied prior to both permit issuance phases.

80.PLANNING. 24 MAP- GG-1

RECOMMND

Prior to the issuance of building permits, To reduce water demands and associated energy use, the project shall incorporate a Water Conservation Strategy and demonstrate a minimum 30% reduction in outdoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). Evidence of compliance with this requirement shall be documented in a technical study to be reviewed by the Riverside County Planning Department, and shall be approved

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24

MAP- GG-1 (cont.)

RECOMMND

prior to issuance of building permits. The technical report shall require implementation of the following measures to reduce the Project's water demands:

- a). Landscaping palette emphasizing drought tolerant plants;
- b). Use of water-efficient irrigation techniques;
- c). U.S. Environmental Protection Agency (EPA) Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETS), and water-conserving shower heads.

80.PLANNING. 25

MAP- ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

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80.PLANNING. 26

MAP - MODEL HOME COMPLEX

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27

MAP- FINAL SITE PLAN

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the 2nd District.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front

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80.PLANNING. 27

MAP- FINAL SITE PLAN (cont.)

RECOMMND

yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 28

MAP- AGENCY CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 1, 2014 summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

Prior to issuance of a building permit for Each Phase, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management 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

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80.PLANNING. 28

MAP- AGENCY CLEARANCE (cont.)

RECOMMND

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 the construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept.

Prior to issuance of an occupancy permit for EACH PHASE, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

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 at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oils, and solvents.

80.PLANNING. 29

MAP- M-N-5

RECOMMND

Prior to the issuance of building permits for Lots facing Center Street and Spring Street (Lot Nos. 1 through 8, 22 through 29; 30 through 36; 48 through 52; 132 through 138; and 151 through 156), the Riverside County Building and Safety Department shall ensure that the affected lots have been provided with a "windows closed" condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standard, the proposed Project shall provide the affected lots with the following or equivalent noise mitigation measures:

- A. All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27. Air gaps and rattling shall not be permitted.
- B. All exterior doors shall be well weather-stripped solid core assemblies at least 1.75-inches thick.
- C. Roof sheathing of wood construction shall be well fitted

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80.PLANNING. 29 MAP- M-N-5 (cont.)

RECOMMND

or caulked plywood of at least 0.50-inche thick. Ceilings shall be well fitted, well-sealed gypsum board of at least 0.50-inch thick, Insulation with at least a rating of R-19 shall be used in the attic space.

D. Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) which satisfy the requirements of the Uniform Mechanical Code shall be provided.

TRANS DEPARTMENT

80.TRANS. 2 MAP - 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 other maintenance district approved by the Transportation Department 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 Center Street, Spring Street, Garfield Avenue, and street "A".
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

80.TRANS. 3 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section 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:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a special district such as CSA/CFD/LMD, 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, Landscape Section 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, Landscape Section 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, Landscape Section shall clear this condition.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 MAP - LC LANDSCAPE SECURITY

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 Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - 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 MAP - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D (cont.) RECOMMND

with the approved WQMP.

90.BS GRADE. 3 MAP - 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 MAP - WQMP 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 facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - 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.

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. 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.

4. 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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 4 MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any buildings within the southern portion of the map that drains to Spring Street Storm Drain (Lots 132-200) until the new storm drain and the drainage system are deemed substantially complete. Also, the District will not release occupancy permits for any residential lot exceeding the 80% of the same southern portion of the recorded map or phase within the recorded map prior to the District's acceptance of the drainage system for operation and maintenance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 5 MAP SUBMIT LOMR RECOMMND

A Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots impacted by a FEMA floodplain (Lot 144) prior to the issuance of occupancy permits.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 101 occupancy permit or Phase I, whichever occurred first, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

90.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 101 occupancy permit or Phase I, whichever occurs first, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP- QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. said certification shall be obtained from CSA No. 126 (Highgrove).

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 9 MAP- AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated April 1, 2013, summarized as follows:

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9

MAP- AGENCY CLEARANCE (cont.)

RECOMMND

In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

Prior to issuance of a building permit for Each Phase, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management for approval. At a minimum the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities, and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangement can be made through the franchise hauler. Prior to issuance of an occupancy permit for EACH PHASE, evidence (i.e., receipts of other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

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 at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10

MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder 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 65.2 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 11

MAP- MITIGATION MONITORING

RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and the mitigation monitoring program included.

Environmental Assessment No. 42636.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 12

MAP- ROLL-UP GARAGE DOORS

RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 15

MAP - CONCRETE DRIVEWAYS

RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

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90.PLANNING. 16

MAP- AGENCY CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated April 1, 2014 summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

Prior to issuance of a building permit for Each Phase, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management 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 the construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept.

Prior to issuance of an occupancy permit for EACH PHASE, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

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 at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oils, and solvents.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. 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 of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 6 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (cont.)

RECOMMND

conditions.

- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - 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 shall be improved within Center Street, Spring Street, Garfield Avenue, and street "A".

90.TRANS. 8 MAP-LC LNDS CP INSPECT DEPOSIT

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. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 9 MAP - LNDS CP INSPECTION RQMT

RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80.TRANS.4 condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS.8 condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department 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, Landscape Section. The Transportation Department, Landscape Section

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 MAP - LNDSCP INSPECTION RQMT (cont.) RECOMMND

shall clear this condition upon determination of compliance.

90.TRANS. 10 MAP - LC COMPLY W/LNDSCP/IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department 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 Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

90.TRANS. 11 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:
Iowa Avenue (NS) at Spruce Street (EW) (signal modification) or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 12 MAP - SIGNAL TIMING (M-TR-3) RECOMMND

Prior to the first building permit final inspection, the Project Applicant shall work with the City of Riverside Public Works Department to modify the traffic signal timing

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 MAP - SIGNAL TIMING (M-TR-3) (cont.) RECOMMND

at the intersection of Iowa Avenue at Spruce Street to accommodate a 120 second cycle length, or other such adjustments or improvements, as determined necessary by the Public Works Department, to address projected near-term level of service deficiencies at this intersection or as approved by the Director of Transportation.

90.TRANS. 13 MAP - FAIR SHARE RECOMMND

Prior to the first building permit final inspection, the Project applicant shall pay a fair-share amount equal to 9.7% of the total cost of improving the intersection of Iowa Avenue at Center Street to provide the non-TUMF funded improvements listed in Table 1-5 of the Bixby-Highgrove Residential (TTM No. 36668) Traffic Impact Analysis prepared by Urban Crossroads, dated July 2, 2014, (IS/MND Appendix L). The fair share amount is based on the Project's share of traffic over the total growth of traffic at these intersections. The fair share contribution shall be used to fund future improvements or a combination of improvements of these intersections or as approved by the Director of Transportation.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL/PARK CONSTRUCTION RECOMMND

Prior to the issuance of the 101 building permit or completion of Phase I, whichever occurs first, the applicant shall begin construction of the trails and parks as shown on the exhibit/trail plan approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

100.PARKS. 2 MAP - TRAIL/PARK MAINT MECHANI RECOMMND

Prior to the issuance of the 101 building permit or completion of Phase I, whichever occurs first, the applicant shall provide written documentation to Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PARKS. 3

MAP - TRAIL/PARK CONSTR COMPLE

RECOMMND

Prior to the issuance of the 101 building permit or completion of Phase I, whichever occurs first, the applicant shall complete construction of the trail(s)/park(s) as shown on the exhibit/trail/park plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

100.PARKS. 4

MAP - EQUESTRIAN CROSSINGS

RECOMMND

Prior to the issuance of the 101 building permit or completion of Phase I, whichever occurs first, the applicant shall complete construction of the painted equestrian crossings at the Spring Street and California Avenue on the east side of California Avenue and at the Spring Street and Garfield Avenue on the north side of Spring Street. Also include appropriate signage and raised crossing walk signal button.

100.PARKS. 5

MAP - EQUEST CROSSING STREET G

RECOMMND

Prior to the issuance of the 101 building permit or completion of Phase I, whichever occurs first, the applicant shall complete construction of the "soft" connection between two park sites in the tract development. Provide painted equestrian crossings at the Spring Street and Street "G" on either west or east side of Street "G." Also include appropriate signage and raised crossing walk signal button.

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

DATE: March 20, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section

P.D. Archaeology Section
Riv. Co. Surveyor – Bob Robinson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 126^{c/o} EDA
5th District Supervisor
5th District Planning Commissioner
City of Riverside
Riverside Unified School Dist.

Riverside Highland Water Company
Southern California Edison
Southern California Gas Co.
Santa Ana Reg. Water Qlty. Control Board
South Coast Air Quality Mgt. District
Soboba
Pechanga

GENERAL PLAN AMENDMENT NO. 1126, CHANGE OF ZONE NO. 7811, AND TENTATIVE TRACT MAP NO. 36668 – EA42636 – Applicant: Bixby Land Company – Engineer/Representative: Albert A. Webb Associates – Fifth/Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Center Street and easterly of California Avenue - 65.1 Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) - **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre). The **Change of Zone** proposes to change the site's zoning from Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule A subdivision of 65.1 acres into 209 residential lots, three water quality basins, two park sites and open space lots. - APNs: 255-060-014, 015, 016, 017, 018, 255-110-003, 004, 005, 006, 015, and 019

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 10, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

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.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: July 23, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson
Pechanga

TENTATIVE TRACT MAP NO. 36668, AMENDED NO. 1 – EA42636 – Applicant: Bixby Land Company – Engineer/Representative: Albert A. Webb Associates – Fifth/Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Center Street and easterly of California Avenue - 65.1 Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) - **REQUEST:** The Tentative Tract Map is a Schedule A subdivision of 65.1 acres into 201 residential lots, three water quality basins, two park sites and open space lots. – APNs: 255-060-014, 015, 016, 017, 018, 255-110-003, 004, 005, 006, 015, and 019 – Concurrent Cases: GPA01126 and CZ07811

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on August 14, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 19, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Fire Dept.

TENTATIVE TRACT MAP NO. 36668, AMENDED NO. 1 – EA42636 – Applicant: Bixby Land Company – Engineer/Representative: Albert A. Webb Associates – Fifth/Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Center Street and easterly of California Avenue - 65.1 Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) - **REQUEST:** The Tentative Tract Map is a Schedule A subdivision of 65.1 acres into 201 residential lots, three water quality basins, two park sites and open space lots. – APNs: 255-060-014, 015, 016, 017, 018, 255-110-003, 004, 005, 006, 015, and 019 – Concurrent Cases: GPA01126 and CZ07811

Please review the attached map(s) and/or exhibit(s) for the above-described project by December 19, 2014. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 29, 2015

TO
Riv. Co. Environmental Programs Dept.

TENTATIVE TRACT MAP NO. 36668, AMENDED NO. 1 – EA42636 – Applicant: Bixby Land Company – Engineer/Representative: Albert A. Webb Associates – Fifth/Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Center Street and easterly of California Avenue - 65.1 Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) - **REQUEST: The Tentative Tract Map is a Schedule A subdivision of 65.1 acres into 201 residential lots, three water quality basins, two park sites and open space lots. – APNs: 255-060-014, 015, 016, 017, 018, 255-110-003, 004, 005, 006, 015, and 019 – Concurrent Cases: GPA01126 and CZ07811**

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 11, 2014

TO
Riv. Co. Environmental Programs Dept.

TENTATIVE TRACT MAP NO. 36668, AMENDED NO. 1 – EA42636 – Applicant: Bixby Land Company – Engineer/Representative: Albert A. Webb Associates – Fifth/Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Center Street and easterly of California Avenue - 65.1 Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) - **REQUEST:** The Tentative Tract Map is a Schedule A subdivision of 65.1 acres into 201 residential lots, three water quality basins, two park sites and open space lots. – APNs: 255-060-014, 015, 016, 017, 018, 255-110-003, 004, 005, 006, 015, and 019 – Concurrent Cases: GPA01126 and CZ07811

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

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.



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: November 18, 2014

To: Damaris Abraham
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

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



Project Reviewed: Tentative Tract No. 36668

Reference Number: **SR# 31622**

Applicant: Michael Severson
Bixby Land Company
2211 Michelson Drive, Ste. 500
Irvine, CA 92612

Noise Consultant Urban Crossroads, Inc.
41 Corporate Park, Suite 300
Irvine, CA 92606

Review Stage: Second Review

**Information
Provided:**

“Bixby-Highgrove (Tract No. 36668, Noise Impact Study County of Riverside” dated Nov. 13, 2014, Ref. 08835-11 Noise Study

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 20,400 assumed for Center Street (the County General Plan classifies Center Street as a "Secondary" highway. ADT design capacity of 10,700 assumed for Springs Street (the County General Plan classifies Springs Street as a "Collector" highway) quoted from the Highgrove Area Plan Circulation, Vol. 1 - Figure 6, dated August 2003".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Collectors & Secondary Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	10.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the centerline of Center Street and Springs Street to the nearest building face is estimated to be 80 feet and 47 respectively.

5. Modeling for Center Street and Springs Street done using "hard site" assumption for exterior.
- 6 The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
- 7 Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
- 8 Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to 65 Ldn. In addition, with the following construction recommendations listed below should provide sufficient attenuation to reduce interior noise levels to 45 Ldn

Recommendations:

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

Five-foot high (noise barriers) masonry block walls shall be constructed along the northern site boundary (**Center Street.**) of lots 1 – 8 & 48 - 52 of Tentative Tract No. 36668.

Four-foot high (noise barriers) masonry block walls shall be constructed along the southern site boundary (**Springs Street**) of lots 23 – 29 & 30 - 36 of Tentative Tract No.No. 36668.

Six-foot high (noise barriers) masonry block walls shall be constructed along the northern site boundary (**Springs Street.**) of between lots 137 – 138 of Tentative Tract No. 36668

Five-foot high (noise barriers) masonry block walls shall be constructed along the northern site boundary (**Springs Street.**) of lots 132 – 137 of Tentative Tract No. 36668

Four-foot high (noise barriers) masonry block walls shall be constructed along the northern site boundary (**Springs Street.**) of lots 138 & 151 – 156 of Tentative Tract No. 36668.

(Height taken from page 3 & 4 of the Acoustical Report, see attached maps)

These walls shall be erected so that the top of each wall extends at least 4 to 6 feet (depending on location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 4 to 6 feet (depending on location) above the highest point between the house and the road.

2. All windows and glass door facing on facing Center Street and Spring Street shall use dual glazing at STC rating of 27 or higher. Air gaps and rattling shall not be permitted.
3. Provide "windows closed" condition requiring mechanical ventilation per the 2010 California Building Code requirements in Section 1203 Ventilation for residential units for all homes along Center Street and Spring Street. Wall-mounted air conditioners shall not be used.
4. Attic vents should be oriented away from Center Street and Spring Street. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.
5. The roof system at all units should have a minimum ½ "plywood sheathing that is well sealed to form a continuous barrier to the noise. Minimum R-19 insulation batts should be placed in the rafter space underside of the roof sheathing.
6. All exterior doors shall be well weather-stripped core assemblies at least one and three-fourths-inch thick.
7. At any penetrations of exterior wall by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.
8. All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.

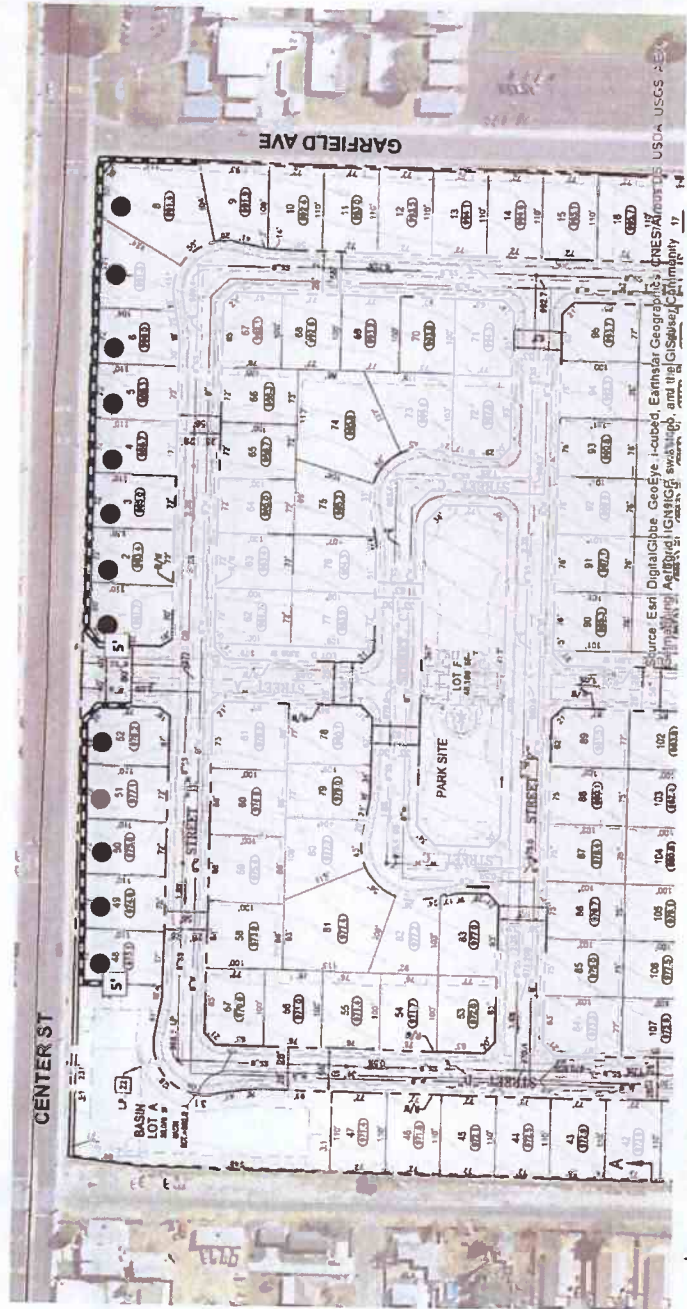
Construction –Related Mitigation Measures:

9. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
10. All construction vehicles, equipment fixed or mobile shall be equipped with properly

operating and maintained mufflers.

11. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.
12. In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.
13. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

EXHIBIT ES-A: SUMMARY OF RECOMMENDATIONS



LEGEND:

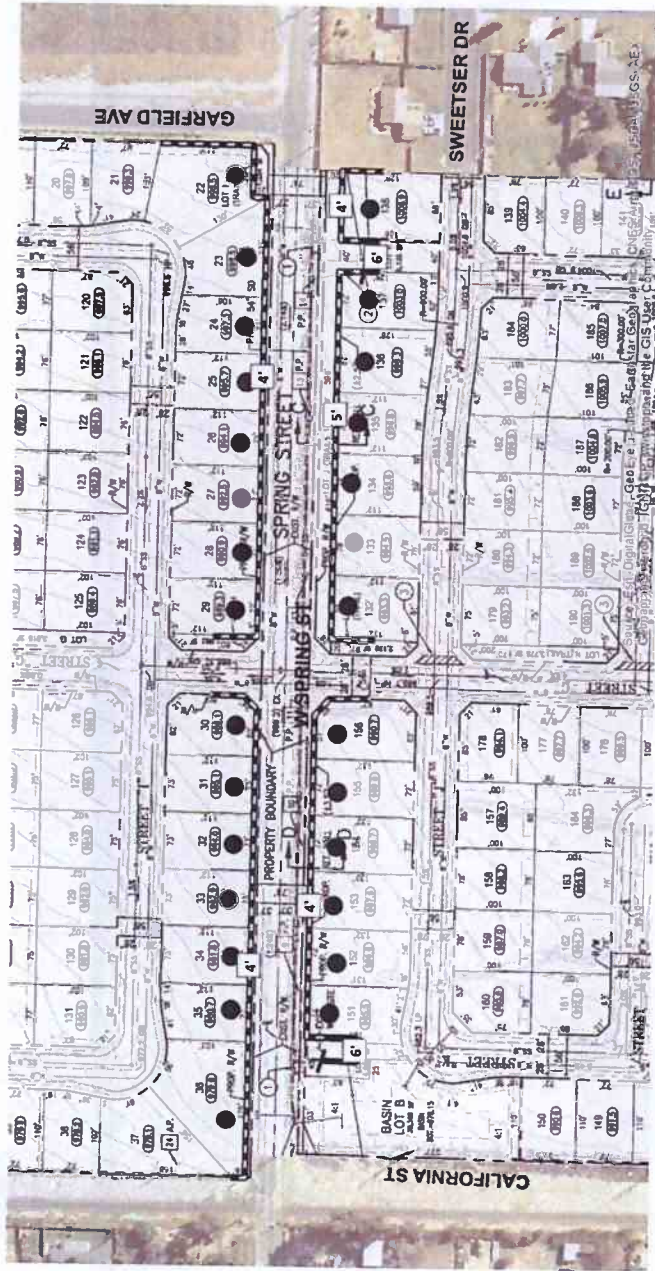
5' Noise Barrier Height (in feet)



Lois requiring standard windows with a minimum STC rating of 27 and a means of mechanical ventilation (e.g. air conditioning).

--- Recommended Noise Barrier Location

EXHIBIT ES-B: SUMMARY OF RECOMMENDATIONS



LEGEND:

- 5' Noise Barrier Height (in feet)
- Lots requiring standard windows with a minimum STC rating of 27 and a means of mechanical ventilation (e.g. air conditioning).
- - - Recommended Noise Barrier Location
- Planned Noise Barrier Location

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



July 13, 2015

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

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

www.rcaluc.org

Mr. Peter Lange, Contract Planner
Riverside County Planning Department
4080 Lemon Street, Twelfth Floor
Riverside CA 92501

HAND DELIVERY

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1122MA15

Related File No.: GPA01126 (General Plan Amendment), CZ07811 (Change of Zone), and TR36668 (Tentative Tract Map)

APN: 255-060-014 through 255-060-018; 255-110-003 through 255-110-006; 255-110-015; 255-110-019; 255-110-029

Dear Mr. Lange:

On July 9, 2015, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. GPA01126, a proposal to change the General Plan (Highgrove Area Plan) land use designation of 65.2 acres located southerly of Center Street and easterly of California Avenue in the unincorporated community of Highgrove from Community Development: Light Industrial to Community Development: Medium Density Residential (2 to 5 dwelling units per acre), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP). The area proposed for this change includes land both northerly (37.96 acres) and southerly (27.15 acres) of Spring Street.

On July 9, 2015, the Riverside County Airport Land Use Commission found County of Riverside Case No. CZ07811, a proposal to change the zoning classification of the site referenced above from Manufacturing – Service Commercial (M-SC) on 60.28 acres and Industrial Park (I-P) on 4.83 acres to One-Family Residential (R-1), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP).

These findings of consistency relate to airport compatibility issues and do not necessarily constitute an endorsement of these proposals. As the site is located partially within Airport Compatibility Zone E and partially outside the Airport Influence Area boundary, both the existing and the proposed General Plan designations and zoning are consistent with the March ALUCP.

On July 9, 2015, the Riverside County Airport Land Use Commission found Tentative Tract Map No. 36668, a proposal to divide the site referenced above into 200 single-family residential lots and 16 lettered lots (two park sites, 11 open space lots, and 3 detention basin lots), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. This determination of consistency for the proposed Tentative Tract Map is based on the permissible uses within the proposed R-1 zone. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Highgrove Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached disclosure notice shall be provided to all potential purchasers of the proposed lots southerly of Spring Street and to tenants of the homes thereon.
4. The proposed water detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



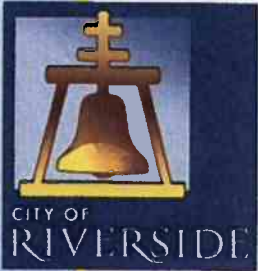
Edward C. Cooper, Director

JJGJG

Attachment: Notice of Airport in Vicinity

cc: Bixby Land Company (Attn.: Michael Severson) (applicant/landowner/payee)
Fayres Hall, Albert A. Webb and Associates (representative)
R. A. "Barney" Barnett, Chairman, Highgrove MAC (interested party)
Riverside County Flood Control and Water Conservation District
Riverside Unified School District
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Sonia Pierce, March Air Reserve Base
ALUC Case File

Y:\ALUC\Airport Case Files\March\ZAP1122MA15\ZAP1122MA15.LTR



Public Works
Department

November 21, 2014

Sewer Service for Tentative Tract Map 36668

This letter is sent to confirm the availability of sanitary sewer service for the above-referenced subdivision. The property is located outside of the City of Riverside in the unincorporated area of Highgrove. Pursuant to agreements executed by the two agencies, the City of Riverside operates and maintains the County-owned sanitary sewer collection system in this area.

In accordance with the sewer master plan for the community of Highgrove, the proposed subdivision can be accommodated. The designated point of connection for this property is located in Citrus Avenue approximately 1,400 feet westerly of Prospect Avenue. In order to extend sewer facilities to the site, a metering manhole must be installed in Citrus Avenue and a 15" trunk line extended up Citrus Avenue to Prospect Avenue and up Prospect Avenue to Spring Street. A 12" sewer main must be installed in Spring Street and extend to the easterly subdivision boundary. Local 8" collection mains and 4" laterals are required within the subdivision to serve the individual lots.

If you have any comments or questions, please call Public Works Engineering @ (951) 826-5341.

Sincerely,

Robert Van Zanten, PE
Principal Engineer
Public Works Department

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
164152

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

September 30, 2014

Riverside County Planning Department
County Administrative Center
Riverside, California

Attn: Ms. Damaris Abraham

Dear Ms. Abraham:

Re: Change of Zone 7811
Tract Map 36668
Area: Highgrove

Change of Zone 7811 is a proposal to change the current zoning from Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P) to One Family Dwellings (R-1) on a 65.1 acre site in the Highgrove area. This project is being processed concurrently with Tentative Tract Map (TR) 36668.

The District has reviewed this case and has the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Michele Martin of this office at 951.955.2511.

Very truly yours,

A handwritten signature in blue ink, appearing to read "H. Olivo".

HENRY OLIVO
Engineering Project Manager

MMM:blm

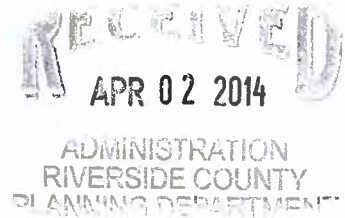


Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

April 1, 2014

Damaris Abraham
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



RE: Tentative Tract Map No. 36668

Proposal: Schedule a subdivision of 65.1 acres into 209 residential lots, three water quality basins, two park sites, and open space lots.

APNs: 255-060-014, 015, 016, 017, 018, 255-110-003, 004, 005, 006, 015, and 019

Dear Ms. Abraham:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of Center Street and east of California Avenue, in the Highgrove Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

- 1. Prior to issuance of a building permit for EACH PHASE, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.**
- 2. Prior to issuance of an occupancy permit for EACH PHASE, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division**

Damaris Abraham
Riverside County Planning Department
Tract Map No. 36668
April 1, 2014
Page 2

of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

3. 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, at (888) 722-4234.

Thank you for the opportunity to review this proposal. If you have any questions, please contact me at (951) 486-3200.

Sincerely,



Ryan Ross
Principal Planner

RR:lg

PD 151592



Tustin, CA | San Diego, CA | Murrysville, PA

PLANNING 17542 East 17th Street, Suite 100 Tustin, CA 92780 p714.505.6360 f714.505.6361

Sent Via Email and Courier

June 25, 2015

Bill Gayk
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

RE: REQUEST TO REMOVE TENTATIVE TRACT MAP NO. 36668 FROM THE PROPOSED 2013-2021 HOUSING ELEMENT UPDATE

Dear Mr. Gayk:

Bixby Land Company has requested that we contact you in regards to their active applications for a proposed General Plan Amendment (GPA No. 01126), Change of Zone (CZ 07811) and Tentative Tract Map (TTM 36668) on a 65.2-acre site in the High Grove community. These single-family residential development applications have been active for more than 18 months and are being scheduled for Planning Commission hearing. We believe this site was inadvertently and an inappropriately included on the preliminary draft High Grove Town Center GPLU map within Neighborhood 1.

Therefore, the Bixby Land Company respectfully requests that TTM 33668 be excluded from Neighborhood 1 on the preliminary draft High Grove Town Center GPLU map of the 2013-2021 Housing Element Update.

The subject site consists of twelve (12) parcels having Assessor Parcel Numbers (APNs) 255-060-014, 015, 016, 017, and 018, along with 255-110-003, 004, 005, 006, 015, 019, and 029. The site is located within the High Grove Area Plan, and is currently designated as "Community Development: Light Industrial (LI)" and "Community Development: Medium Density Residential (MDR)" on the General Plan Land Use Map. The applications for the TTM 36668 project were originally submitted in October, 2013 and went to the Land Development Committee in April, 2014, which proposes a single-family residential use on the site. Since 2013, the applicant has diligently worked with Planning and other County departments, including presentation of the project to the High Grove Municipal Advisory Council.

We appreciate your prompt attention to this matter. Please let me know if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joel Morse'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

T&B PLANNING, INC.

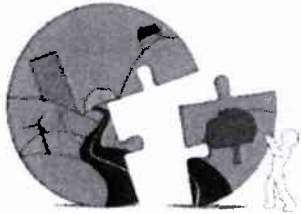
Joel Morse

Principal

CC: Mike Severson, Bixby Land Company

www.tbplanning.com

PLANNING | DESIGN | ENVIRONMENTAL | GRAPHICS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|-----------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Bixby Land Company E-Mail: mseverson@bixbyland.com

Mailing Address: 2211 Michelson Drive, Suite 500
Irvine _____ Street _____
CA _____ 92612
City _____ State _____ ZIP _____

Daytime Phone No: (949) 336-7000 Fax No: (949) 336-7080

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: Francisco.martinez@webbassociates.com

Mailing Address: 3788 McCray Street
Riverside _____ Street _____
CA _____ 92506
City _____ State _____ ZIP _____

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Bixby Land Company E-Mail: mseverson@bixbyland.com

Mailing Address: 2211 Michelson Drive, Suite 500
Irvine _____ Street _____
CA _____ 92612
City _____ State _____ ZIP _____

Daytime Phone No: (949) 336-7000 Fax No: (949) 336-7080

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Citrus Avenue, South of Center Street, East of California Avenue, West of Garfield Avenue

Thomas Brothers map, edition year, page number, and coordinates: 2007 Ed. San Bernardino & Riverside Cty; pg. 646; Grid C6,C7,D6, D7

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Planned for single family residential development, Schedule A= for a total of 219 lots

Related cases filed in conjunction with this request:

CZ07811, EA42636, GPA01126

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

If yes, provide Case No(s) CZ07620, PM35612, CFG05053, PP23256, PDB05308, PDB05309, GEO01985 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA41705 E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Preliminary Geotechnical Reports (3), Burrowing Owl Survey, Cultural Resource Survey, Traffic Impact Analysis, General Biology Resource Assessment

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 52,000CY

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 52,000CY

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export? N/A

What is the anticipated route of travel for transport of the soil material? N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 6,000 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

Owner/Representative (1) Michael G. Sverson Date 1-6-14

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹

Project File No.	
Project Name:	Bixby Land TTM 36668
Project Location:	South of Center Street
Project Description:	Tentative Tract Map 36668, single family residence
Applicant Contact Information:	Michael Severson, 949-336-7000

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



*George A. Johnson
Agency Director*

*Katherine Gifford
Director,
Administrative
Services
Department*

*Ron Goldman
Director,
Planning
Department*

*Juan C. Perez
Director,
Transportation
Department*

*Mike Lara
Director,
Building & Safety
Department*

*John Boyd
Director,
Code
Enforcement
Department*

*Carolyn Syms
Luna
Director,
Environmental
Programs 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 Bixby Land Company hereafter "Applicant" and Bixby Land Company "Property Owner".

Description of application/permit use:

Tentative Tract Map 36668, R-1

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 within 15 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): 255-060-014, -015, -016, -017, 018; 255-110-003, -004, -005, -006, -015

Property Location or Address: _____

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Bixby Land Company Phone No.: 949-336-7000

Firm Name: Bixby Land Company Email: mseverson@bixbyland.com

Address: 2211 Michelson Dr., Suite 500
Irvine, CA 92612

3. APPLICANT INFORMATION:

Applicant Name: Bixby Land Company Phone No.: 949-336-7000

Firm Name: Bixby Land Company Email: mseverson@bixbyland.com

Address (if different from property owner) _____

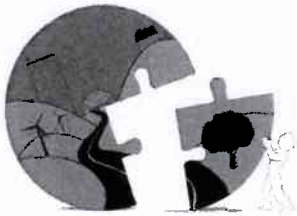
4. SIGNATURES:

Signature of Applicant: Michael F. Severson Date: 1-6-14
 Print Name and Title: MICHAEL F. SEVERSON SENIOR VICE PRESIDENT

Signature of Property Owner: Michael F. Severson Date: 1-6-14
 Print Name and Title: MICHAEL F. SEVERSON SENIOR VICE PRESIDENT

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: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ 07811

DATE SUBMITTED: 10-24-13

APPLICATION INFORMATION

Applicant's Name: Bixby Land Company

E-Mail: mseverson@bixbyland.com

Mailing Address: 211 Michelson Drive, Suite 500

<u>Irvine</u>	<u>Street</u>	<u>92612</u>
	<u>CA</u>	
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (949) 336-7019

Fax No: (949) 336-7080

Engineer/Representative's Name: Joel Morse

E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100

<u>Tustin</u>	<u>Street</u>	<u>92780</u>
	<u>CA</u>	
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (714) 505-6360 ext. 105

Fax No: (949) 505-6361

Property Owner's Name: Bixby Land Company

E-Mail: mseverson@bixbyland.com

Mailing Address: 211 Michelson Drive, Suite 500

<u>Irvine</u>	<u>Street</u>	<u>92612</u>
	<u>CA</u>	
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (949) 336-7019

Fax No: (949) 336-7080

Riverside Office · 4080 Lemon Street, 12th Floor
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Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR CHANGE OF ZONE

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

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

MICHAEL F. SEVERSON
PRINTED NAME OF APPLICANT

Michael F. Severson
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

MICHAEL F.
PRINTED NAME OF PROPERTY OWNER(S)

Michael F. Severson
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION: 255-060-014, 255-110-003, 255-110-004, 255-110-015, 255-110-019, 255-110-029, 255-060-015, 255-060-016, 225-060-017, 255-060-018, 255-110-005, 255-110-006

Assessor's Parcel Number(s):

Section: 8 Township: T2S Range: R4W

Approximate Gross Acreage: 66

General location (nearby or cross streets): North of Palmyrita Ave., South of Center St., East of California Ave., West of Garfield Ave.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: Page: 646 Grid: C6, C7, D6, D7

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The proposed project changes the site's zoning from "Manufacturing-Service Commercial (M-SC)" to "One Family Dwellings (R-1)." The zone change would allow for the proposed 227 units on the approximately 65 acre site at a gross density of 3.5 du/ac utilizing 7,200 sf lots.

Related cases filed in conjunction with this request:

General Plan Amendment. Tentative Tract Map.

APPLICATION FOR CHANGE OF ZONE

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CASE SUBMITTAL PACKAGE**

To insure that all applications are processed smoothly, and to minimize time between submittal of the application and completion, the applicant must provide the following information, plans, and fees, together with the completed application.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL REQUIRED INFORMATION IS PRESENT.

	Zone Change Type			
	Standard	1	2	3
1. Completed and signed application.	X	X	X	X
2. Change of Zone Deposit-based fee.	X	X	X	X
3. Twenty (20) copies of complete and accurate site plan exhibit (See Primary Exhibit Checklist below). Exhibits must be folded no larger than 8.5" x 14" in size.	X	X		X
4. One (1) copy of Assessor's Map, with the subject property identified.	X	X		X
5. One (1) copy of property's legal description as recorded in the Office of the County Recorder.	X	X		X
6. Submittal of the current fees for County of Riverside County Counsel review of Specific Plan Zoning Ordinance text (separate check, not to be deposited into Change of Zone deposit set.)			X	
7. Ten (10) paper copies and an electronic copy (Microsoft Word format) of the entire existing Specific Plan zoning ordinance text, with the proposed zoning ordinance text changes shown in red-lined/strikeout for comparison.			X	

CHANGE OF ZONE PRIMARY EXHIBIT

The following minimum information is required on the primary exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE REVISION BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the land use proposal, including information not specifically required by this checklist. Exhibits must be folded to a size no larger than 8½" x 14".

1. Name, address, and telephone number of applicant.
2. Name, address, and telephone number of landowner.
3. Name, address, and telephone number of exhibit preparer.
4. Assessor's Parcel Numbers and, if available, address of the property.
5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits.
6. North arrow.
7. Date Exhibit Prepared.

APPLICATION FOR CHANGE OF ZONE

8. Title of Exhibit (i.e. "Change of Zone").
9. Complete legal description of property.
10. Overall dimensions and total net and gross acreage of property.
11. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)
12. Thomas Brothers map page and coordinates. (Identify edition year used)
13. Location of adjoining property and lot lines.
14. Existing and proposed zoning and land use of property.
15. Existing use and zoning of property immediately surrounding subject property.
16. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
17. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
18. FEMA mapped floodplains and floodways including zone designations.

CHANGE OF ZONE FINAL MAP REQUIREMENTS

SUBSEQUENT REQUIREMENTS FOR TYPE 1, TYPE 3, AND STANDARD CHANGE OF ZONE APPLICATIONS:

Prior to completion of administrative review of the Change of Zone application, the applicant must prepare and submit a Change of Zone Final Map to County Geographical Information Systems (GIS) Staff for review and approval (see No. 14). If the Map is deemed unacceptable, it must be revised and resubmitted until such time it is deemed acceptable. The Change of Zone Final Map must include all of the elements/information listed below:

1. The Change of Zone Final Map shall be drawn clearly depicting the new zoning boundaries with a complete legal description on an 18" x 26" sheet. All writing must be clearly drawn and legible. Because the map will ultimately be published in a newspaper at a significantly reduced size (approximately 2 x 3) in order to satisfy the legal requirements of adopting the change of zone, the map preparer should consider using a font size similar to that used in either Format A or B, whenever possible. No freehand drawn maps will be accepted. Section lines may be used in place of bearings whenever the proposed zoning boundaries exactly follow these lines.
2. If the site or property is located in a Zoning District, follow the format that applies (**FORMAT A**). Type/insert the Zoning District name between "CHANGE OF OFFICIAL ZONING PLAN" and "DISTRICT," or,
3. If the site or property is located in a Zoning Area, follow the format that applies (**FORMAT B**). Put the Zoning Area name just above section, township, and range description (at the top part of the format).
4. The property in question must be drawn to acceptable scale (see acceptable scales list, #8 below) with all proposed zonings and their boundaries clearly delineated (use solid bold line



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPAO 1126 DATE SUBMITTED: 10-24-13

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Bixby Land Company E-Mail: mseverson@bixbyland.com

Mailing Address: 211 Michelson Drive, Suite 500
Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 336-7019 Fax No: (949) 336-7080

Engineer/Representative's Name: Joel Morse E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100
Tustin CA 92780
City State ZIP

Daytime Phone No: (714) 505-6360 ext. 105 Fax No: (714) 505-6361

Property Owner's Name: Bixby Land Company E-Mail: mseverson@bixbyland.com

Mailing Address: 211 Michelson Drive, Suite 500
Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 336-7019 Fax No: (949) 336-7080

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

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

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APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

MICHAEL F. SEVERSON
PRINTED NAME OF APPLICANT

Michael F. Severson
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

MICHAEL F. SEVERSON
PRINTED NAME OF PROPERTY OWNER(S)

Michael F. Severson
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION: 255-060-014, 255-110-003, 255-110-004, 255-110-015, 255-110-019,
255-110-029, 255-060-015, 255-060-016, ~~255-060-017~~, 255-060-018,
255-110-005, 255-110-006 ²⁵⁵

Assessor's Parcel Number(s): _____

Section: 8

Township: T2S

Range: R4W

Approximate Gross Acreage: 66

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Palmyrita Ave., South of Center St., East of California Ave., West of Garfield Ave.

Thomas Brothers map, edition year, page number, and coordinates: Page: 646 Grid: C6, C7, D6, D7

Existing Zoning Classification(s): I-P and M-SC

Existing Land Use Designation(s): Light Industrial

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

The proposed project amends the land use designation from "Light Industrial" to "Medium Density Residential (2-5 du/ac)." The amended land use would allow for the proposed 227 units on the approximately 65 acre site at a gross density of 3.5 du/ac utilizing 7,200 sf lots.

Related cases filed in conjunction with this request:

Change of Zone. Tentative Tract Map.

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

CFG05053, CZ07620, EA41705, EHW070124, GEO01985, MAP35612, PDB05308, PDB05309, Case Nos. PM35612 PP23256

E.A. Nos. (if known) N/A E.I.R. Nos. (if applicable): N/A

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?		
	Yes	No	
Electric Company	City of Riverside	X	
Gas Company	Southern California Gas Company	X	
Telephone Company	AT&T	X	
Water Company/District	Riverside Highland Water	X	
Sewer District	City of Riverside	X	

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

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

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Michael J. Swanson Date 10-17-13

Owner/Representative (2) _____ Date _____

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

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

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Highgrove Area Plan

EXISTING DESIGNATION(S): Light Industrial

PROPOSED DESIGNATION(S): Medium Density Residential (2-5 du/acre)

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): N/A

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: N/A
(Please name)

Proposed Boundary Adjustment (Please describe clearly): N/A

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): N/A

Road Segment(s) N/A

Existing Designation: N/A

Proposed Designation: N/A

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

N/A

V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:

**FILING INSTRUCTIONS FOR
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½' x 14.'
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
7. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
8. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
9. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

based fee.

1. The site plan must contain the following:
 - A. Name, address, and telephone number of applicant.
 - B. Name, address, and telephone number of land owner.
 - C. Name, address, and telephone number of map preparer.
 - D. Scale (number of feet per inch).
 - E. A vicinity map showing the location and names of adjoining streets.
 - F. Legal description of property (accurate and complete so as to bear legal scrutiny).
 - G. North arrow (top of map north).
 - H. Existing General Plan Designation(s) and Proposed General Plan Designation(s).
 - I. Amendment description (e.g. Amend Mead Valley Area Plan from Light Industrial to Commercial Retail on 75.12 acres).
 - J. Area calculations including total area involved and property size.
 - K. Date the site plan was prepared.
 - L. Location and names of adjoining streets, alleys, and rights-of-way providing legal access to the property.
 - M. Overall dimensions of the property and location of adjoining lot lines.
 - N. Location and dimensions of existing structures, easements and/or uses onsite.
 - O. Thomas Bros. Map coordinates and page number (identify edition year used).

Failure to submit all the required information is justification for rejection of the application.

FOR ALL APPLICATIONS:

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

NOTE: Label packets for notification of surrounding property owners will be requested by the project planner just prior to the scheduling of the General Plan Amendment for a public hearing. An amendment will not be scheduled for hearing until complete sets of property owners' labels have been received.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Bixby Land Company, a California Corporation (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 255-060-014, 255-060-015, 255-060-016, 255-060-017, 255-060-018, 255-110-003, 255-110-004, 255-110-005, 255-110-006, 255-110-015, 255-110-019 and 255-110-029 (“PROPERTY”); and,

WHEREAS, on February 26, 2014, PROPERTY OWNER filed an application for Tract Map No. 36668 (“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 APPLICANT to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER :
Bixby Land Company
Attn: William R. Halford
2211 Michelson Drive, Ste. 500
Irvine, CA 92612

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 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: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 8/13/15

PROPERTY OWNER:
Bixby Land Company, a California Corporation

By: Michael F. Severson
Michael F. Severson
Vice President of Investments

Dated: 7/31/15

By: Aaron D. Hill
Aaron D. Hill
Vice President of Operations and Assistant Secretary

Dated: 7/31/15

FORM APPROVED COUNTY COUNSEL

By: Michelle Clack DATE 8/10/15

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

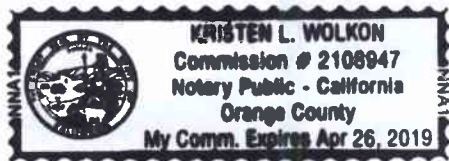
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On July 31, 2015, before me, Kristen L. Wolkon, Notary Public, personally appeared Michael F. Severson and Aaron D. Hill , 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.



Kristen L. Wolkon
Signature of Notary Public

(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:

GENERAL PLAN AMENDMENT NO. 1126, CHANGE OF ZONE NO. 7811, AND TENTATIVE TRACT MAP NO. 36668 – Adopt a Mitigated Negative Declaration – Applicant: Bixby Land Company – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Center Street and easterly of California Avenue - 65.2 Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre). The Change of Zone proposes to alter the project site zoning classification from Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to One Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 65.2 acres into 200 residential lots, three water quality basins, two park sites and eleven open space lots.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
JULY 29, 2015
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 Lange, at 951-955-1417 or email plange@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/7/2015,

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

APN (s) or case numbers CZ07811/GPA01126/TR36668 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

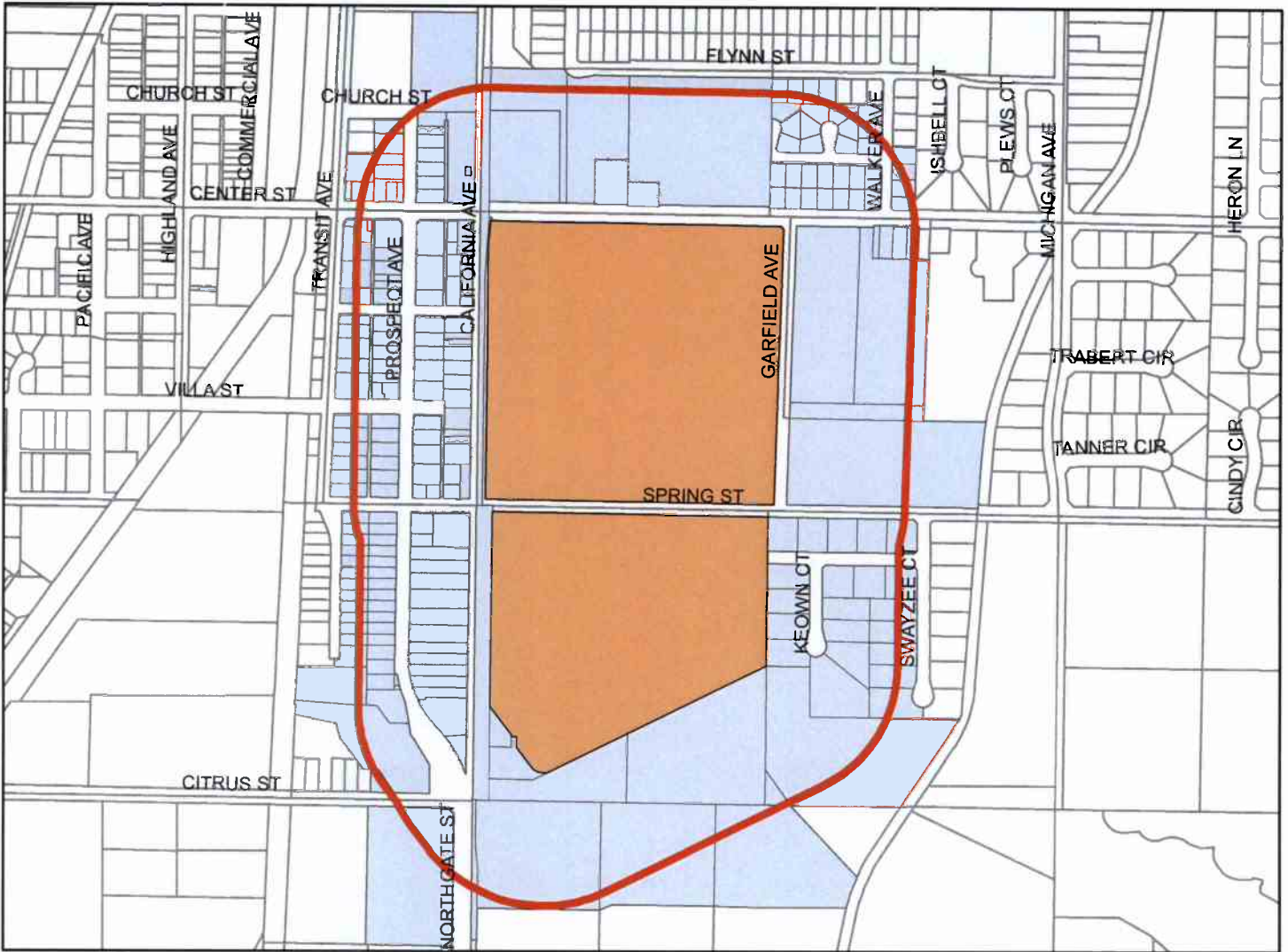
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07811 GPA01126 TR36668 (600 feet buffer)



Selected Parcels

247-121-010 255-051-016 247-160-043 247-125-001 247-160-053 255-051-013 247-126-013 247-126-012 255-051-003 247-063-017
 255-371-002 247-125-005 247-125-004 255-372-015 247-122-015 255-372-011 255-060-016 255-060-018 255-110-015 255-110-029
 255-110-004 255-060-015 255-110-003 255-110-005 255-060-017 255-110-006 255-110-019 255-060-014 255-372-004 247-063-015
 247-160-038 247-123-001 255-120-014 247-126-006 255-052-006 247-126-002 247-126-007 255-051-009 247-124-022 255-372-008
 247-062-007 247-160-064 247-160-051 247-160-040 255-372-013 247-160-046 247-160-036 247-160-054 247-160-055 247-160-056
 247-126-014 247-121-018 247-126-004 255-372-007 255-372-012 247-123-012 247-160-071 255-372-014 255-051-014 247-160-030
 255-372-006 255-053-011 247-123-008 247-160-031 247-160-020 247-062-019 247-124-027 247-124-021 247-124-013 247-124-020
 247-062-013 247-160-019 247-124-016 255-372-009 247-160-027 247-160-028 255-371-005 255-051-008 255-110-026 247-126-

First 120 parcels shown



850 425 0 850 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.

4/9/2015 11:37:35 AM

Riverside Transit Agency
1825 3rd Street
Riverside CA 92507

City of Riverside
Attention: Planning Department
3900 Main Street, Suite 3
Riverside, CA 92522

Riverside Unified School District
3380 14th Street
Riverside, CA 92501

Waste Resources Management,
Riverside County
Mail Stop 5950

Riverside Highland Water Company
12374 Michigan Street
Grand Terrace, CA 92313

Southern California Gas Co.
4495 Howard Avenue
Riverside, CA 92507

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Santa Ana Regional Water Quality
Control Board
3737 Main Street Suite 500
Riverside, CA 92501

Southern California Gas Co.
4495 Howard Avenue
Riverside, CA 92507

South Coast Air Quality Management
District
21865 Copley Drive
Diamond Bar, CA 91765

Pechanga Band of Luiseno Indians
12705 Pechanga Road
Temecula, CA 92593

Soboba Band of Luiseno Indians
23904 Soboba Road
San Jacinto, CA 92583

ASMT: 247061013, APN: 247061013
SVS PROP MANAGEMENT
65 VIA DEL CIELO
RCH PALOS VERDES CA 90275

ASMT: 247062019, APN: 247062019
ELEANOR MOJICA VENTURA, ETAL
313 MAGNOLIA AVE
GLENDALE CA 91204

ASMT: 247062007, APN: 247062007
DARLENE AYALA
963 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247062020, APN: 247062020
PATRICIA KITCHEN
215 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247062008, APN: 247062008
SALVADOR RUVALCABA
P O BOX 56074
RIVERSIDE CA 92517

ASMT: 247062021, APN: 247062021
RUDY FLORES
971 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247062013, APN: 247062013
FORREST MCKINLEY
1186 CENTER ST STE A
RIVERSIDE CA 92507

ASMT: 247063005, APN: 247063005
RTH PROP MANAGEMENT
3334 E COAST HWY STE 364
CORONA DEL MAR CA 92625

ASMT: 247062016, APN: 247062016
RUBY SNODGRASS
10345 WALNUT GROVE CT
YUCAIPA CA 92399

ASMT: 247063008, APN: 247063008
RICHARD WEST
737 FOREST PARK DR
RIVERSIDE CA 92501

ASMT: 247062017, APN: 247062017
MINERVA BLANCO
12157 MT VERNON
GRAND TERRACE CA 92313

ASMT: 247063013, APN: 247063013
SHARON COBB, ETAL
1845 PORT STANHOPE PL
NEWPORT BEACH CA 92660

ASMT: 247062018, APN: 247062018
MARIA GONZALEZ, ETAL
247 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247063015, APN: 247063015
CHRISTINA EVERINGTON, ETAL
268 PROSPECT AVE
RIVERSIDE CA 92507



ASMT: 247063016, APN: 247063016
HIGHGROVE CENTER STREET
P O BOX 790
REDLANDS CA 92373

ASMT: 247121014, APN: 247121014
JOSE ALVARADO
P O BOX 77636
CORONA CA 92877

ASMT: 247063017, APN: 247063017
HIGHGROVE CENTER STREET, ETAL
C/O LAND MANAGEMENT/ANIL MAKHIJA
10 PRESIDENTIAL WAY
WOBURN MA 1801

ASMT: 247121017, APN: 247121017
ELINOR LAFEVERS, ETAL
12536 MIRADO AVE
GRAND TERRACE CA 92313

ASMT: 247121004, APN: 247121004
MARYLUE QUIROGA
980 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247121018, APN: 247121018
DENIS KIDD
22874 PICO ST
GRAND TERRACE CA 92324

ASMT: 247121010, APN: 247121010
ALEJANDRO CAPIZ
240 ISHBELL CT
RIVERSIDE CA 92507

ASMT: 247122004, APN: 247122004
MARCELO FARIAS
390 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247121011, APN: 247121011
ISRAEL ZAMORANO
367 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247122010, APN: 247122010
PSY PROP
1602 TURNPOST LN
HACIENDA HEIGHTS CA 91745

ASMT: 247121012, APN: 247121012
RICARDO PADILLA
21233 BRONCO LN
DIAMOND BAR CA 91765

ASMT: 247122012, APN: 247122012
HIGHGROVE METHODIST CHURCH
938 CENTER ST
RIVERSIDE CA 92507

ASMT: 247121013, APN: 247121013
KATHLEEN MULLANEY, ETAL
391 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247122015, APN: 247122015
ASSET SENTRY
C/O WILLIAM LEONG
915 W FOOTHILL BLV STE C
CLAREMONT CA 91711



ASMT: 247122016, APN: 247122016
DONNA GARRETT, ETAL
2250 ROSEDALE AVE
COLTON CA 92324

ASMT: 247123006, APN: 247123006
BOBBIE HERSHMAN, ETAL
975 VILLA ST
RIVERSIDE, CA. 92507

ASMT: 247122017, APN: 247122017
SP ASSETS
8628 HILLSIDE RD
ALTA LOMA CA 91701

ASMT: 247123007, APN: 247123007
LINDA GOMEZ, ETAL
443 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247122018, APN: 247122018
HIGHGROVE METHODIST CHURCH
938 W CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247123008, APN: 247123008
EULOGIO HERNANDEZ
433 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247123001, APN: 247123001
MARTHA GONZALEZ, ETAL
9275 DARREN CIR
RIVERSIDE CA 92509

ASMT: 247123009, APN: 247123009
APRIL REID, ETAL
427 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247123003, APN: 247123003
MONICA ZAVALA ARIAS
420 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247123010, APN: 247123010
RAQUEL HERNANDEZ
6614 ALDAMA ST
LOS ANGELES CA 90042

ASMT: 247123004, APN: 247123004
MARIA CASTILLO, ETAL
430 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247123011, APN: 247123011
RAMONA ANDERSON
415 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247123005, APN: 247123005
FRANK VILLALOBOS, ETAL
415 TRANSIT AVE
RIVERSIDE CA 92507

ASMT: 247123012, APN: 247123012
MARLENE RITZ, ETAL
480 E MAIN ST
RIVERSIDE CA 92507

ASMT: 247124012, APN: 247124012
RUBEN CHAGOLLA
406 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247124026, APN: 247124026
KATHLEEN RUIZ
879 VILLA ST
RIVERSIDE, CA. 92507

ASMT: 247124013, APN: 247124013
RENEE MUNOZ, ETAL
416 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247124027, APN: 247124027
FERNANDO GUARDIAN
863 VILLA ST
RIVERSIDE, CA. 92507

ASMT: 247124014, APN: 247124014
PEDRO SANCHEZ
422 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247124029, APN: 247124029
YESENIA MEDINA, ETAL
851 VILLA ST
RIVERSIDE, CA. 92507

ASMT: 247124015, APN: 247124015
JOSE DELEON
430 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247125001, APN: 247125001
ALICIA CASILLAS
450 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247124016, APN: 247124016
GUADALUPE MAI, ETAL
444 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247125002, APN: 247125002
ALICIA GONZALEZ, ETAL
460 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247124019, APN: 247124019
PEDRO SANCHEZ
422 PROSPECT
RIVERSIDE CA 92507

ASMT: 247125004, APN: 247125004
JOVITA SANCHEZ, ETAL
493 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247124022, APN: 247124022
RAFAELA GOMEZ, ETAL
6699 RIVERSIDE DR
CHINO CA 91710

ASMT: 247125005, APN: 247125005
MARIA PEREZ, ETAL
485 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247125006, APN: 247125006
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CALABASAS CA 91302

ASMT: 247125015, APN: 247125015
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490 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247125007, APN: 247125007
MARY VASQUEZ
471 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247126001, APN: 247126001
NANCY RICE, ETAL
456 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247125008, APN: 247125008
PATRICIA RAMOS, ETAL
465 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247126002, APN: 247126002
VIRGINIA VARGAS, ETAL
466 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247125009, APN: 247125009
LEONARDO RAMOS
455 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247126003, APN: 247126003
RICHARD BARNETT
474 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247125011, APN: 247125011
SUSAN PADILLA, ETAL
470 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247126004, APN: 247126004
DIANE FRANKS
484 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247125013, APN: 247125013
VICTORIA GOMEZ
480 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247126005, APN: 247126005
SPSSM INVESTMENTS VI
4900 SANTA ANITA STE 2C
EL MONTE CA 91731

ASMT: 247125014, APN: 247125014
SYLVIA RABAGO, ETAL
498 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247126006, APN: 247126006
RAYMOND STODDARD, ETAL
931 SPRING ST
RIVERSIDE, CA. 92507

ASMT: 247126007, APN: 247126007
AMY RICH, ETAL
C/O AMY RICH
12195 ORANGEMONT LN
RIVERSIDE CA 92503

ASMT: 247160012, APN: 247160012
MARIA CAMACHO
514 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247126009, APN: 247126009
THEODORE SZUSZKIEWICZ, ETAL
27885 VISTA RD
ROMOLAND CA 92585

ASMT: 247160013, APN: 247160013
JOSEFINA VALDEZ, ETAL
520 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247126012, APN: 247126012
ALTAGRACIA SANCHEZ
854 VILLA ST
RIVERSIDE, CA. 92507

ASMT: 247160015, APN: 247160015
MILTON HERNANDEZ
542 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247126014, APN: 247126014
DEBRA HYSMITH
866 VILLA ST
RIVERSIDE, CA. 92507

ASMT: 247160016, APN: 247160016
LILCHUND NATHRAJ, ETAL
4931 W MONT ST
RIVERSIDE CA 92507

ASMT: 247126016, APN: 247126016
LORRAINE BUXTON, ETAL
222 W AVENUE L
CALIMESA CA 92320

ASMT: 247160017, APN: 247160017
WILLIE TOWNSEND
558 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247126017, APN: 247126017
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P O BOX 4545
CARSON CA 90749

ASMT: 247160019, APN: 247160019
FRANCES AYERS
570 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247160011, APN: 247160011
HERMELINDA LEDESMA, ETAL
510 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247160020, APN: 247160020
FABIOLA BRICENO
576 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247160021, APN: 247160021
MARITZA CRISTALES
584 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247160030, APN: 247160030
ARMANDO MENDEZ, ETAL
555 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160022, APN: 247160022
NEAL FORTIN
596 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247160031, APN: 247160031
ROBERT WOMBLE, ETAL
C/O ROBERT L WOMBLE
561 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160023, APN: 247160023
ROBERT MAXWELL
509 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160032, APN: 247160032
GARY BAZO, ETAL
571 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160025, APN: 247160025
MARITZA LOZANO, ETAL
517 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160033, APN: 247160033
LORNA NICOLAS
575 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160026, APN: 247160026
JOSEPH QUATROCHI
29270 EAGLE DR
MURRIETA CA 92563

ASMT: 247160034, APN: 247160034
RENE SOLORIO
585 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160028, APN: 247160028
JEANNE FERGUSON SASO, ETAL
2369 W 248TH ST
LOMITA CA 90717

ASMT: 247160035, APN: 247160035
JORGE PENA
593 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160029, APN: 247160029
MARIA RODRIGUEZ, ETAL
549 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160036, APN: 247160036
DEAN HALL
510 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160037, APN: 247160037
GUADALUPE NAVARRO, ETAL
516 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160044, APN: 247160044
TONI CABRERA
1333 RECHE CYN RD APT 501
COLTON CA 92324

ASMT: 247160038, APN: 247160038
CARL ROBINSON
880 SPRING ST
RIVERSIDE, CA. 92507

ASMT: 247160045, APN: 247160045
CONSUELO AREVALO, ETAL
588 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160039, APN: 247160039
IRENE CLETO
528 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160046, APN: 247160046
DAVID RUBIO
592 PROSPECT AVE
RIVERSIDE CA 92501

ASMT: 247160040, APN: 247160040
DAVID HEARD
538 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160047, APN: 247160047
JOSE MENDOZA
600 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160041, APN: 247160041
MARGARET BIXLER, ETAL
546 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160048, APN: 247160048
MIGUEL TREJO
605 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247160042, APN: 247160042
PATRICIA MCGINNIS
558 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160049, APN: 247160049
MARCELLA RIVERA, ETAL
599 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160043, APN: 247160043
ALFONSO LARA
570 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160051, APN: 247160051
MARY CARRILLO, ETAL
13381 MAGNOLIA AVE NO 114
CORONA CA 92879

ASMT: 247160052, APN: 247160052
LORENA ARELLANO
621 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247160072, APN: 247160072
CHIU WONG, ETAL
524 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 247160053, APN: 247160053
MARTIN GONZALEZ, ETAL
610 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 247170022, APN: 247170022
HLK GROUP
C/O DANIEL GAO
20069 SHADOW MOUNTAIN RD
WALNUT CA 91789

ASMT: 247160054, APN: 247160054
DEBORAH FURY
620 PROSPECT AVE
RIVERSIDE, CA. 92507

ASMT: 255040017, APN: 255040017
W PROP, ETAL
807 CENTER ST
RIVERSIDE CA 92507

ASMT: 247160058, APN: 247160058
SHELBY SHINKLE
955 CITRUS ST
RIVERSIDE, CA. 92507

ASMT: 255051001, APN: 255051001
JAMES WISNER
698 FLYNN ST
RIVERSIDE, CA. 92507

ASMT: 247160064, APN: 247160064
LORRAINE ANTON, ETAL
973 CITRUS ST
RIVERSIDE, CA. 92507

ASMT: 255051002, APN: 255051002
MARSHA CLARK
4359 BANDINI AVE
RIVERSIDE CA 92506

ASMT: 247160070, APN: 247160070
NATALIA MCCALL, ETAL
15718 PARAMOUNT BL STE E
PARAMOUNT CA 90723

ASMT: 255051003, APN: 255051003
AMBER AUGUSTINE
674 FLYNN ST
RIVERSIDE, CA. 92507

ASMT: 247160071, APN: 247160071
MARLENE RITZ, ETAL
536 TRANSIT AVE
RIVERSIDE, CA. 92507

ASMT: 255051004, APN: 255051004
SUSAN LOFTIN, ETAL
666 FLYNN ST
RIVERSIDE, CA. 92507

ASMT: 255051008, APN: 255051008
ELIZABETH TOWNSON, ETAL
193 WALKER AVE
RIVERSIDE, CA. 92507

ASMT: 255051015, APN: 255051015
LYNDA SCHNUR
205 WARING AVE
RIVERSIDE, CA. 92507

ASMT: 255051009, APN: 255051009
CHARLES ROBERSON
205 WALKER AVE
RIVERSIDE, CA. 92507

ASMT: 255051016, APN: 255051016
MINTA RAMIREZ, ETAL
673 TULARE ST
RIVERSIDE, CA. 92507

ASMT: 255051010, APN: 255051010
DONNA ZINCHUK, ETAL
12225 OVERCREST DR
YUCAIPA CA 92399

ASMT: 255051017, APN: 255051017
DIANNA GUYER, ETAL
683 TULARE ST
RIVERSIDE, CA. 92507

ASMT: 255051011, APN: 255051011
KATIE WILSHIRE
222 WARING AVE
RIVERSIDE, CA. 92507

ASMT: 255051018, APN: 255051018
MICHAEL JIBAJA
7063 FREESIA CT
EASTVALE CA 92880

ASMT: 255051012, APN: 255051012
ROSE COOLEY
2849 MOORGATE PL
RIVERSIDE CA 92506

ASMT: 255051019, APN: 255051019
NORMA PEREZ, ETAL
194 HARVEY AVE
RIVERSIDE, CA. 92507

ASMT: 255051013, APN: 255051013
DIXIE HESS, ETAL
194 WARING ST
RIVERSIDE, CA. 92507

ASMT: 255052005, APN: 255052005
DOROTHY ALZEN, ETAL
234 WALKER AVE
RIVERSIDE, CA. 92507

ASMT: 255051014, APN: 255051014
LYNDA SCHNUR, ETAL
P O BOX 15884
BEVERLY HILLS CA 90209

ASMT: 255052006, APN: 255052006
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250 WALKER AVE
RIVERSIDE, CA. 92507

ASMT: 255052007, APN: 255052007
JULIA MENA, ETAL
PO BOX 51793
RIVERSIDE CA 92517

ASMT: 255053006, APN: 255053006
REBEKAH LUTHER, ETAL
268 OWETZAL LN
RIVERSIDE CA 92507

ASMT: 255052008, APN: 255052008
JACQUELINE SHEWALTER, ETAL
290 WALKER AVE
RIVERSIDE, CA. 92507

ASMT: 255053007, APN: 255053007
PAULA RUDD, ETAL
630 TULARE ST
RIVERSIDE, CA. 92507

ASMT: 255053001, APN: 255053001
NINABELLE BUSBOOM, ETAL
26031 HOLLY VISTA BLV
SAN BERNARDINO CA 92404

ASMT: 255053008, APN: 255053008
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629 CENTER ST
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ASMT: 255053002, APN: 255053002
LADONNA GARRISON, ETAL
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RIVERSIDE, CA. 92507

ASMT: 255053009, APN: 255053009
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9549 51ST ST
RIVERSIDE CA 92509

ASMT: 255053003, APN: 255053003
OTR VENTURES
3528 KING PL
SIMI VALLEY CA 93063

ASMT: 255053010, APN: 255053010
LIBERTAD PINEDA, ETAL
1412 BLAIR LN
TUSTIN CA 92780

ASMT: 255053004, APN: 255053004
JANE BRUINS, ETAL
666 TULARE ST
RIVERSIDE, CA. 92507

ASMT: 255053011, APN: 255053011
ESTELA RODRIGUEZ
665 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 255053005, APN: 255053005
IMOGENE POWELL
654 TULARE ST
RIVERSIDE, CA. 92507

ASMT: 255053012, APN: 255053012
SHIRLEY MACARTHUR
2185 ADAMS ST
RIVERSIDE CA 92507

ASMT: 255110006, APN: 255110006
BIXBY LAND CO
C/O JIM O'DONNELL
2211 MICHELSON DR NO 500
IRVINE CA 92612

ASMT: 255120014, APN: 255120014
CAROLYN CARTY
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RIVERSIDE, CA. 92507

ASMT: 255110016, APN: 255110016
MAGNON CO
815 MARLBOROUGH STE 200
RIVERSIDE CA 92507

ASMT: 255120031, APN: 255120031
CRESCENT ASSOC, ETAL
C/O ROGER GIMBEL
185 MADISON AVE
NEW YORK NY 10016

ASMT: 255110023, APN: 255110023
WATER CONS DIST, ETAL
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 255250007, APN: 255250007
HIGHGROVE ELEMENTARY SCHOOL DIST
UNKNOWN 03-30-94

ASMT: 255110026, APN: 255110026
GENARO RIVAS
880 N LAKE ST SP 62
HEMET CA 92544

ASMT: 255250008, APN: 255250008
HIGHGROVE PROP OWNER
4590 MACARTHUR BLV NO 600
NEWPORT BEACH CA 92660

ASMT: 255110029, APN: 255110029
BIXBY LAND CO
C/O JIM O'DONNELL
2211 MICHELSON DR STE 500
IRVINE CA 92612

ASMT: 255250010, APN: 255250010
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ASMT: 255110030, APN: 255110030
TSG BLUE WATER CAPITAL
2 PARK PLAZA STE 700
IRVINE CA 92614

ASMT: 255250011, APN: 255250011
ISABEL GONZALES, ETAL
630 CENTER ST
RIVERSIDE CA 92507

ASMT: 255120012, APN: 255120012
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

ASMT: 255250012, APN: 255250012
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GRAND TERRACE CA 92313

ASMT: 255250013, APN: 255250013
JUANA CASTILLO, ETAL
620 CENTER ST
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ASMT: 255372002, APN: 255372002
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563 KEOWN CT
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ASMT: 255371001, APN: 255371001
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605 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372003, APN: 255372003
WANDA MILLER, ETAL
583 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255371002, APN: 255371002
CHRISTINA TAGALOA, ETAL
625 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372004, APN: 255372004
DEBORAH PIERCE, ETAL
603 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255371003, APN: 255371003
NOE PEREZ
645 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372005, APN: 255372005
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608 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255371004, APN: 255371004
SARAH LIVERMORE, ETAL
5 FALLING LEAF
IRVINE CA 92612

ASMT: 255372006, APN: 255372006
ELSIE CARBAJAL
600 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255371005, APN: 255371005
JOY LIESENFELT, ETAL
685 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372007, APN: 255372007
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154 HIGHLAND AVE
RIVERSIDE CA 92507

ASMT: 255372001, APN: 255372001
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543 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372008, APN: 255372008
CYNTHIA HAYES PEREZ
560 KEOWN CT
RIVERSIDE, CA. 92507

ASMT: 255372009, APN: 255372009
FRANCISCO RAMIREZ
640 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372016, APN: 255372016
NATALIE RABONE
627 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372010, APN: 255372010
RUBEN RODRIGUEZ, ETAL
620 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372011, APN: 255372011
BEATRICE ETCHISON
602 SWEETSER DR
RIVERSIDE, CA. 92507

ASMT: 255372012, APN: 255372012
REGINA RUBIDOUX, ETAL
577 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372013, APN: 255372013
DAVID NICHOLS
597 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372014, APN: 255372014
CHRISTINA SEGOVIA, ETAL
607 SWAYZEE CT
RIVERSIDE, CA. 92507

ASMT: 255372015, APN: 255372015
ARMANDO HERNANDEZ
617 SWAYZEE CT
RIVERSIDE, CA. 92507

5/11/2015 8:38:28 AM

Albert Webb and Associates
Attention: Jason Ardery
3788 McCray Street
Riverside CA 92506

Bixby Land Company
Attention: Michael Severson
2211 Michelson Drive, Suite 500
Irvine, CA 92612



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR 36668/ GPA 1126/ CZ 7811

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

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

COMPLETED/REVIEWED BY:

By: Peter Lange Title: Project Planner Date: 7/14/2015

Applicant/Project Sponsor: Bixby Land Company, LLC Date Submitted: 2/26/2014

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: 7/14/2015

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 Peter Lange at 951-955-1417.

Please charge deposit fee case#: ZEA42636 ZCFG 6013

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

TR36668/CZ7811/GPA1126

Project Title/Case Numbers

Peter Lange

County Contact Person

951-955-1417

Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Bixby Land Company, LLC

Project Applicant

2211 Michelson Drive, Suite 500, Irvine, CA 92612

Address

The proposed project is located southerly of Center Street and easterly of California Avenue

Project Location

A schedule "A" subdivision of 65.2 acres into 200 residential lots, three (3) water quality basins, two (2) park sites, eleven (11) open space lots. In addition, the project will alter the current sites zoning from Manufacturing-Service Commercial (M-SC) and Industrial Park (IP) to One Family Dwellings (R-1) and amend the General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) to Community Development: Medium Density Residential (CD:MDR).

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

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

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

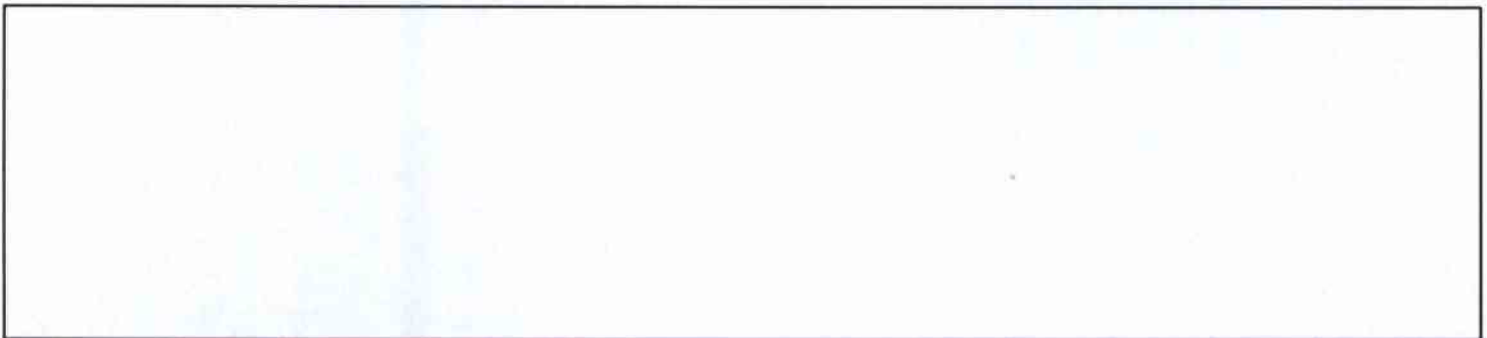
Project Planner

Title

7/14/2015

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1310264

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: BIXBY LAND COMPANY \$50.00
paid by: CK 4758
EA42636
paid towards: CFG06013 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 24, 2013 15:18
MGARDNER posting date Oct 24, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1409834

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277


Received from: BIXBY LAND COMPANY \$2,181.25
paid by: CK 6683
paid towards: CFG06013 CALIF FISH & GAME: DOC FEE
EA42636
at parcel #:
appl type: CFG3

By _____ Sep 09, 2014 07:59
MGARDNER posting date Sep 09, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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

Additional info at www.rctlma.org




Agenda Item No.
Riverside County Planning Commission

General Plan Amendment No. 01126
Change of Zone No. 07811
Tentative Tract Map No. 36668

Agenda Item Riverside County Planning Commission | July 29, 2010

Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT
C207811 GP/AM 126 TR36668

Author: Vince Nguyen

Agenda Item Riverside County Planning Commission | July 29, 2010


Zoning

Current Zoning:
Manufacturing-Service Commercial (M-SC)

Proposed Zoning:
One-Family Dwellings (R-1)

Surrounding Zoning:

- North: Manufacturing-Service Commercial (M-SC), Industrial Park (IP), One-Family Dwellings (R-1)
- East: Light Agriculture-2 1/2-Acre Minimum (A-1.2.1/2), One-Family Dwellings (R-1), One-Family Dwellings-20,000 square foot minimum (R-1-20000)
- South: City of Riverside, Manufacturing-Service Commercial (M-SC), One-Family Dwellings (R-1), General Commercial (C-1 C-F)



RIVERSIDE COUNTY PLANNING DEPARTMENT
C207811 GP/AM 126 TR36668

Author: Vince Nguyen

Agenda Item
Riverside County Planning Commission July 29, 2015

General Plan

Current Designation
Community Development Light Industrial (CD LI)

Proposed Designation
Community Development Medium Density Residential (MCR)

Surrounding Designations
North
Community Development Light Industrial (CD LI)
Community Development High Density Residential (CD HDR)
East
Community Development Low Density Residential (CD DR)
Community Development Medium Density Residential (CD MR)
Rural - Rural Residential (R RR)
South
Open Space-Conservation (OS-C)
Community Development Light Industrial (CD LI)
City of Riverside
West
Community Development Medium Density Residential (MCR)
Community Development Commercial Retail (CD CR)

RIVERSIDE COUNTY PLANNING DEPARTMENT
CD7911 QPASH TR34888 Date: 08/14/15

Agenda Item
Riverside County Planning Commission July 29, 2015

Existing Land Use

Current Land Use
The project site is currently undeveloped

Surrounding Land Use
North
Industrial
East
Single Family Residential
Elementary School
Vacant Property
South
Industrial City of Riverside
West
Single Family Residential (SFR)

RIVERSIDE COUNTY PLANNING DEPARTMENT
CD7911 QPASH TR34888 Date: 08/14/15

Agenda Item
Riverside County Planning Commission July 29, 2015

Project Protocol

- Schedule "A" Subdivision
- 65.2 acres into 200 residential lots
- Three water quality basins
- Two park lots
- Eleven open space lots and regional trails
- Circumferential right-of-way improvements

YENTATIVE TRACT MAP NO 38888
DATE: 08/14/15

Agenda Item Riverside County Planning Commission July 29, 2015

Recommendations

STAFF RECOMMENDS THAT THE PLANNING COMMISSION

APPROVE the Planning Commission Resolution No. 2015-009 recommending adoption of General Plan Amendment No. 1126 to the Riverside County Board of Supervisors.

STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS

ADOPT THE MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 47636, 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

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1125 amending the General Plan Land Use Designation of the subject property from Community Development, Light Industrial (CD LI) (25.0.80 F) or Area Rural to Community Development, Medium Density Residential (CD MDR) (2-5 Dwelling Units Per Acre) in accordance with Exhibit B; and

TENTATIVELY APPROVE THE CHANGE OF ZONE NO. 781 altering the zoning classification for the subject property from Manufacturing Service Commercial (M-S-C) and Industrial Park (I-P) to One-Family Dwelling (R-1) in accordance with Exhibit C, subject to the adoption of the ordinance based upon the findings and recommendations incorporated in the staff report; and

APPROVE THE TENTATIVE TRACT MAP NO. 14688, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

COURTESY OF RIVERSIDE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
