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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3

MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4

MAP OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 6

MAP PHASING

RECOMMND

If the map is built in phases, then each phase shall be protected from the 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved preliminary water quality management plan (WQMP).

The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

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60.FLOOD RI. 7 MAP ADP FEES

RECOMMND

Tract Map 36730 is located within the limits of the Southwest Riverside Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

INEFFECT

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN APPROVED REGI

RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 5 MAP - BUILDING PAD GRADING

RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 6 MAP - HILLSIDE DEV. STANDARDS

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual

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60.PLANNING. 6 MAP - HILLSIDE DEV. STANDARDS (cont.) RECOMMND

combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 7 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 13 MAP - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 15 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of

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60.PLANNING. 15 MAP - SKR FEE CONDITION (cont.)

RECOMMND

iverside 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 103.62 acres (gross) in accordance with the 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.

60.PLANNING. 16 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading 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.

60.PLANNING. 17 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 18 MAP - AG PRES CANCEL (2)

RECOMMND

Prior to issuance of a grading permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 1046, located within El Sobrante Agricultural Preserve No. 3, and shall have adopted a resolution disestablishing said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES CANCEL (1)"

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 MAP - SLOPE STABILTY RPRT RECOMMND

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/her] review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

60.PLANNING. 20 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1127 and Change of Zone No. 7844 have been approved and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 23 MAP - CULTURAL RESOURCE PROF. RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

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60.PLANNING. 23 MAP - CULTURAL RESOURCE PROF. (cont.)

RECOMMND

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 24 MAP - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Pechanga and/or Soboba Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the

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60.PLANNING. 24 MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration. Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

60.PLANNING. 25 MAP - SCAQMD 403 NOTES

RECOMMND

The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving activities, grading, and equipment travel on unpaved roads.

Prior to grading permit issuance, the County shall verify that the following notes are included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

-During grading activity, all construction equipment (>150 horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better. The construction contractor shall keep a log of all construction equipment greater than 150 horsepower demonstrating compliance with this requirement, and the log shall be made available for inspection by Riverside County upon request.

-During construction activity, total horsepower-hours per day for all equipment shall not exceed 24,464 horsepower-hours per day. The construction contractor shall keep a log of all gas-powered equipment used during each day of construction, the number of hours each piece of

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60.PLANNING. 25

MAP - SCAQMD 403 NOTES (cont.)

RECOMMND

equipment was used, and the total horsepower of all construction equipment used. These logs shall be made available for inspection by Riverside County upon request.

-During grading and ground-disturbing construction activities, the construction contractor shall ensure that all unpaved roads, active soil stockpiles, and areas undergoing active ground disturbance within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas by water truck, sprinkler system or other comparable means, shall occur in the mid-morning, afternoon, and after work has been completed for the day.

-Temporary signs shall be installed on the construction site along all unpaved roads and/or unpaved haul routes indicating a maximum speed limit of 15 miles per hour (MPH). The signs shall be installed before construction activities commence and remain in place during the duration of vehicle activities on all unpaved roads unpaved haul routes.

This condition implements mitigation measure AQ-2

60.PLANNING. 26

MAP - IMPORT HAUL TRIPS

RECOMMND

Prior to issuance of grading permits, the Project Applicant shall identify a location for the importation of soil material. The County shall verify that a note is included on the grading plans indicating that two-way haul trips associated with any soil import activity shall be limited to the following:

-If the haul site location is one mile or less from the Project site, then daily haul trips shall be limited to 923 two-way trips.

-If the haul site location is three miles or less from the Project site, then daily haul trips shall be limited to 513 two-way trips.

-If the haul site location is five miles or less from the Project site, then daily haul trips shall be limited to 350 two-way trips.

-If the haul site location is ten miles or less from the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 MAP - IMPORT HAUL TRIPS (cont.)

RECOMMND

Project site, then daily haul trips shall be limited to 204 two-way trips.

-If the haul site location is 15 miles or less from the Project site, then daily haul trips shall be limited to 138 two-way trips.

-If the haul site location is 20 miles or less from the Project site, then daily haul trips shall be limited to 102 two-way trips.

These notes also shall be specified in bid documents issued to prospective construction contractors. The construction contractor shall keep daily logs of all soil import-related haul trips to and from the Project site, and shall make these logs available to County staff for inspection upon request.

This condition implements mitigation measure AQ-3

60.PLANNING. 27 MAP - CONSTRUCTION HOURS

RECOMMND

Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that whenever a construction site is located within one-quarter (1/4) mile of an occupied residence or residences construction activities shall be limited between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

This condition implements mitigation measure N-1

60.PLANNING. 28 MAP - NOISE ABATEMENT PLAN

RECOMMND

A Noise Abatement Plan shall be prepared and submitted to the County for review and approval prior to issuance of grading permits. The plan shall depict the location of construction equipment and how the noise from this equipment will be reduced during construction of the Project through the use of such methods as:

-During all Project site construction, the construction contractors shall equip all construction equipment, fixed

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60.PLANNING. 28

MAP - NOISE ABATEMENT PLAN (cont.)

RECOMMND

or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site.

-The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receivers nearest the Project site (i.e., to the east) during all Project construction.

-In order to reduce nighttime noise level contributions, it is recommended that outgoing flatbed trailer loading occur during the daytime or evening hours before Project site delivery, and that the loaded trailer be parked near the driveway to the site. This will reduce the duration of equipment pick-up activity noise and increase the distance between the nearest noise receivers.

-The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May).

-No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive properties.

This condition implements mitigation measure N-1

60.PLANNING. 29

MAP - BLASTING NOISE PLAN

RECOMMND

Prior to issuance of grading permits that include hard rock areas, a Blasting Noise and Vibration Monitoring and Abatement Plan shall be prepared and submitted to the County. The Blasting Noise and Vibration Monitoring and Abatement Plan shall include the following requirements:

-Pre-blasting inspections shall be offered to homes within 200 feet of the hard rock areas.

-Existing damage of each structure shall be documented.

-Post-blasting inspections shall be offered to assess new

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29 MAP - BLASTING NOISE PLAN (cont.)

RECOMMND

or additional damage to each residential structure once blasting activities have ceased.

-Traditional rock blasting methods shall not occur within 200 feet from any residential home. In these areas rock breaking must be performed with nonexplosive methods.

-Blasting mats shall be used whenever feasible to further reduce the noise from blasting activities.

-Nearby residential homes shall be notified via postings on the construction site 24 hours before the occurrence of major construction related noise and vibration impacts (such as grading and rock blasting) which may affect them.

-The County may impose conditions and procedures on the blasting operations as necessary. The construction contractor shall comply with these measures for the duration of the blasting permit. The County may inspect the blast site and materials at any reasonable time (pursuant to County of Riverside Ordinance No. 787).

This condition implements mitigation measure N-1

TRANS DEPARTMENT

60.TRANS. 1 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2

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://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>

60.TRANS. 3

MAP - SUBMIT FINAL WQMP

RECOMMND

A copy of the approved project specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation with supporting hydrologic and hydraulic calculations to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall be shown on the grading plans, where applicable.

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.

70.PARKS. 2

MAP - TRAIL GRADE INSPECTION

RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of

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70. PRIOR TO GRADING FINAL INSPECT

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION (cont.)

RECOMMND

Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PHASE IV REPORT

RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 3 MAP - CURATION OF COLLECTIONS

RECOMMND

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.

- a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.
- b. A curation agreement with an appropriate qualified

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 MAP - CURATION OF COLLECTIONS (cont.) RECOMMND

repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.

Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.

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 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

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80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

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 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 955-486-3200.

EPD DEPARTMENT

80.EPD. 1 MAP - PERM FENCE INSTALLATION

RECOMMND

Prior to the issuance of a building permit, all biologically sensitive areas will be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fence shall have a minimum height of six 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 two 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.

80.EPD. 2 MAP - MSHCP UWIG

RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the on-site mitigation areas or downstream to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the on-site mitigation areas or downstream to the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the on-site mitigation areas or MSHCP Conservation Area. This can be accomplished using a variety of methods including natural

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80.EPD. 2

MAP - MSHCP UWIG (cont.)

RECOMMND

detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

*Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.

*Lighting

Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas is not increased.

*Noise

Proposed noise generating land uses affecting the on-site mitigation areas or MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the on-site mitigation areas or MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

*Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area or on-site mitigation areas, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and on-site mitigation areas and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

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80.EPD. 2 MAP - MSHCP UWIG (cont.) (cont.) RECOMMND

*Barriers

Proposed land uses adjacent to the MSHCP Conservation Area or on-site mitigation areas shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

*Grading/Land Development and/or Fuel Modification Activities

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

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. 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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation

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80.FLOOD RI. 2 MAP SUBMIT PLANS (cont.)

RECOMMND

along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 MAP ADP FEES

RECOMMND

Tract Map 36730 is located within the limits of the Southwest Riverside Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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.PLANNING. 4 MAP - COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown on approved DESIGN GUIDELINES.

80.PLANNING. 5 MAP - PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

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. 8 MAP - TRASH ENCLOSURES RECOMMND

Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety.

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. 14 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),

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80.PLANNING. 14

MAP - ENTRY MONUMENT PLOT PLAN (cont.)

RECOMMND

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.

80.PLANNING. 15

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.

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80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

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 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.

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.

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. 17 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 Countywide Design Standards and Guidelines and project specific DESIGN GUIDELINES.

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

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80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.)

RECOMMND

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 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

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80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.) (cont.)

RECOMMND

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. 18 MAP - Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing 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.

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 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

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80.PLANNING. 18

MAP - Walls/Fencing Plans (cont.)

RECOMMND

provide specifications that shall be approved by the Planning Department).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

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

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

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 19

MAP - ENERGY DEMAND CALCS

RECOMMND

Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the County Planning Department demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 10% increase in energy efficiencies beyond 2013 California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the Project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features

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80.PLANNING. 19

MAP - ENERGY DEMAND CALCS (cont.)

RECOMMND

that would reduce energy consumption and promote energy conservation would also be acceptable):

- Increase in insulation such that heat transfer and thermal bridging is minimized.

- Limit air leakage through the structure and/or within the heating and cooling distribution system.

- Use of energy-efficient space heating and cooling equipment.

- Installation of dual-paned or other energy efficient windows.

- Use of interior and exterior energy efficient lighting that exceeds the incumbent California Title 24 Energy Efficiency performance standards.

- Installation of automatic devices to turn off lights where they are not needed.

- Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings.

- Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors.

- Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems.

- Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

This condition implements mitigation measure AQ-1 and GG-1.

80.PLANNING. 20

MAP - CONSTRUCTION HOURS

RECOMMND

Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that whenever a construction site is located within one-quarter (1/4) mile of an occupied residence or

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80.PLANNING. 20 MAP - CONSTRUCTION HOURS (cont.)

RECOMMND

residences construction activities shall be limited between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

This condition implements mitigaiton measure N-1

80.PLANNING. 21 MAP - INTERIOR NOISE MIT

RECOMMND

To satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, lots facing El Sobrante Road and McAllister Street will require a Noise Level Reduction (NLR) of up to 27.1 dBA and 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 standards the Project shall provide the following or equivalent Project Design Features:

Windows:

-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.

-Lots 84 to 93 adjacent to El Sobrante Road will require upgraded second floor windows with a minimum STC rating of 31.

Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.

Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

Attic: Attic vents should be oriented away from El Sobrante Road and McAllister Street. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.

Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed

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80.PLANNING. 21 MAP - INTERIOR NOISE MIT (cont.)

RECOMMND

when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. Wall mounted air conditioners shall not be used.

Furnishings: 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.

With the interior Project Design Features provided in this study, the proposed Lake Ranch (Tract No. 36730) is expected to meet the County of Riverside 45 dBA CNEL interior noise level standards for residential development.

A final noise study shall be prepared prior to obtaining building permits for the Project. This report would finalize the Project Design Features proposed in this study using the precise grading plans and actual building design specifications, and may include additional abatement, if necessary, to meet the County of Riverside 45 dBA CNEL interior noise level standard.

This condition implements mitigation measure N-3

80.PLANNING. 22 MAP - DAM INUNDATION DISCLOSUR

RECOMMND

Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that all home deeds include a disclosure about the Project site's location within a dam inundation hazard area. Additionally, as part of future home sale documentation, the Project Applicant shall provide each new homeowner a copy of the Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-956)." Additionally, each new homeowner shall be provided with informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT), including information about CERT's role in helping communities address potential impacts due to natural and man-made hazards, and information relating to how future residents can become involved and undergo CERT training to assist the future residents of the community in the event of failure of the Lake Mathews Dam.

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TRANS DEPARTMENT

80.TRANS. 1 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 El Sobrante and McAllister Street.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

80.TRANS. 2 MAP - TS/DESIGN

RECOMMND

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

None

80.TRANS. 3 MAP-TS/CITY FAIR SHARE (MTR-2)

RECOMMND

Prior to the issuance of any building permits, the applicant shall approach the City of Riverside to pay standard traffic impacts fees for intersections within the City limits which are impacted by the project. The project proponent shall pay the standard traffic impacts fees in accordance with the fee schedule in effect at the time of building permit issuance. Receipt(s) and a letter for fees paid shall be provided to the County in order to pull building permit(s).

80.TRANS. 4 MAP - TS/FAIR SHARE

RECOMMND

The traffic study for the project recommends a traffic signal for the intersection of McAllister Street (NS) at El Sobrante Road (EW). Since this intersection is not a covered facility in the County's DIF program, the project

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80.TRANS. 4 MAP - TS/FAIR SHARE (cont.)

RECOMMND

proponent shall pay its fair share towards the cost of a future traffic signal at the location. The traffic study calculated the project's percentage of new traffic to be 9.3%.

80.TRANS. 5 MAP - TS/GEOMETRICS

RECOMMND

The intersection of McAllister Street (NS) at Driveway 1 (EW) shall be improved to provide the following geometrics:

Northbound: One shared through/right-turn lane
Southbound: one left-turn lane, one through lane
Eastbound: N/A
Westbound: one shared left-turn/through lane - stop controlled

The intersection of Driveway 2 (NS) at El Sobrante Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one shared left-turn /through lane - stop controlled
Eastbound: one through lane and one shared through/right-turn lane
Westbound: one left-turn lane, one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS. 6 MAP - IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future

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80.TRANS. 6 MAP - IMPLEMENT WQMP (cont.) RECOMMND
 owners/occupants.

80.TRANS. 7 MAP - ESTABLISH MAINT ENTITY RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

80.TRANS. 8 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:

- 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

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80.TRANS. 8

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

special district such as LMD/CFD, 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.

80.TRANS. 9

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.

80.TRANS. 10

MAP - LC LNDSCPNG PROJ SPECIFI

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 10

MAP - LC LNDSCPNG PROJ SPECIFI (cont.)

RECOMMND

1. El Sobrante Road and McAllister Street shall be maintained by a Landscape Maintenance District (LMD/CFD).
2. Water Quality and Detention Basins shall be landscaped sufficiently to provide filtration as required by WQMP.
3. Project shall not exceed 0.50ETO in County rights-of-way (ROW).
4. Project shall use County Standard Irrigation and Planting details.
5. Plans shall comply with Lake Matthews / Woodcrest Area Plan and El Sobrante Policy Area, including designated scenic highway for El Sobrante Road. Project shall provide riding and hiking trails along El Sobrante Road and McAllister Street to tie in to the County system of regional trails.

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 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 MAP - BMP GPS COORDINATES (cont.) RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

MAP - PRECISE GRDG APPROVAL (cont.)

RECOMMND

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. 2

MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.)

RECOMMND

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the recorded map until the new storm drain and regional detention basin are deemed substantially complete.

90.FLOOD RI. 4 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL

RECOMMND

Prior to the issuance of the 135 occupancy permit, 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PARKS. 2

MAP - TRAIL MAINTENANCE MECHAN

RECOMMND

Prior to the issuance of the 135 occupancy permit, 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. 1

MAP - BLOCK WALL ANTIGRAFFITI

RECOMMND

The land divider/permit holder shall construct a six (6) foot high decorative block wall on lots adjacent to McCallister Streets and El Sobrante Road. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 3

MAP - QUIMBY FEES (2)

RECOMMND

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, 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 this Quimby Fee authorized organization. If no such organization or authority is in effect at building permit final inspection, this condition shall not apply.

90.PLANNING. 4

MAP - CONCRETE DRIVEWAYS

RECOMMND

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

90.PLANNING. 5

MAP - FENCING COMPLIANCE

RECOMMND

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

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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 103.62 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

Environmental Assessment No. 42710.

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.

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF (MTR-1)

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

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90.TRANS. 1 MAP - WRCOG TUMF (MTR-1) (cont.) RECOMMND

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. 4 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 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

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90.TRANS. 4

MAP - 80% COMPLETION (cont.)

RECOMMND

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.

90.TRANS. 5

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - LANDSCAPING (cont.)

RECOMMND

Landscaping shall be improved within El Sobrante Road and McAllister Street.

90.TRANS. 6 MAP - TS/INSTALLATION

RECOMMND

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

None

90.TRANS. 7 MAP - BMP EDUCATION

RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 8 MAP - BMP MAINT AND INSPECTION

RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the Transportation Department for review and approval.

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - BMP MAINT AND INSPECTION (cont.) RECOMMND

documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 9 MAP - LC LNDSCP INSPECT DEPOSI 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. 10 MAP - LNDSCP 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. _____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS. _____ 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 shall clear this condition upon determination of compliance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

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. 12

MAP - EL SOBRANTE ROAD CONTRIB

RECOMMND

Prior to the occupancy permit issuance, the project proponent shall deposit a contribution of \$500 per dwelling unit with the Transportation Department for road improvements on El Sobrante Road or as approved by the Director of Transportation.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1

MAP - TRAIL CONSTRUCTION

RECOMMND

Prior to the issuance of the 135 building permit, the applicant shall begin construction of the trail 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 MAINTENANCE MECHAN

RECOMMND

Prior to the issuance of the 135 building permit, 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 CONSTRUCTION COMPL

RECOMMND

Prior to the issuance of the 135 building permit, the applicant shall complete construction of the trail(s) as shown on the exhibit/trail plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and CF/CDG Lake Ranch Venture, LLC, a Delaware Limited Liability Company registered in the State of California ("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 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, 270-170-011, 270-180-010 and 285-020-006 ("PROPERTY"); and,

WHEREAS, on October 28, 2013, PROPERTY OWNER filed an application for General Plan Amendment No. 1127, Change of Zone No. 7844, Tract Map No. 36730 and Agricultural Preserve No. 1046 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

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

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

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

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

PROPERTY OWNER:
CF/CDG Lake Ranch Venture, LLC
23 Corporate Plaza Drive, Suite 246
Newport Beach, CA 92649

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. ***Joint and Several Liability.*** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

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

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL
BY: Melissa R. Cushman 4/7/16
MELISSA R. CUSHMAN DATE

Dated: 4-13-16

PROPERTY OWNER:
CF/CDG Lake Ranch Venture, LLC, a Delaware Limited Liability Company
registered in the State of California

By: CDG Lake Ranch Investment, LLC, a Delaware Limited
Liability Company
Its Manager

By: PLC Investments, Inc., a Delaware Corporation
Its Manager

By: Christopher Gibbs
Christopher Gibbs
Vice President

Dated: 4/1/16

By: Daniel L. O'Bannon
Daniel L. O'Bannon
Chief Financial Officer

Dated: 4/1/16

ACKNOWLEDGMENT

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

State of California
County of Orange

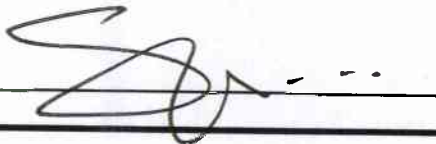
On April 1, 2016 before me, Sylvia Sowah, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature



(Seal)



LAND DEVELOPMENT COMMITTEE
INITIAL 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. Surveyor – B. Robinson
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health
Riv. Co. Flood Control District
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-M. Hughes
P.D. Archaeology Section-H. Thompson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner

Riverside Unified School Dist.
City of Riverside
Western Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Regional Water Quality Ctr. Brd.
Air Quality Mgmt. District – South Coast
Soboba
Pechanga

GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, AND TENTATIVE TRACT MAP NO. 36730 – EA42710 – Applicant: Christopher Development Group, Inc. – Engineer/Representative: MDS Consulting – First/First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.), Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum); El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property 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 Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The **Tentative Tract Map** is a Schedule A subdivision of 103.62 acres into 271 residential lots ranging in size from 6,000 sq. ft. to 20,149 sq. ft., four water quality detention basins, one park site, one sewage lift station, and 23 open space lots. - APNs: 270-050-026, 270-060-001, 010, 270-170-009, 010, 011, 270-180-010, and 285-020-006

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting 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.

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
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 8, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
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
1st District Supervisor
1st District Planning Commissioner

GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, AND TENTATIVE TRACT MAP NO. 36730, AMENDED NO. 1 – EA42710 – Applicant: Christopher Development Group, Inc. – Engineer/Representative: MDS Consulting – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.), Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum); El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property 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 Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The **Tentative Tract Map** is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 6,000 sq. ft. to 20,149 sq. ft., three water quality detention basins, one park site, one sewage lift station, and 17 open space lots. - APNs: 270-050-026, 270-160-001, 270-060-010, 270-170-009, 010, 011, 270-180-010, and 285-020-006

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 comment on January 29, 2015.** 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:

Trans, Env. Health, Flood Control, Fire, Building & Safety – Grading & Plan Check, EPD, Geology, Archaeo, Landscape, Parks

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.

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:

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: August 10, 2015

TO

Riv. Co. Flood Control District

GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, AND TENTATIVE TRACT MAP NO. 36730, AMENDED NO. 1 – EA42710 – Applicant: Christopher Development Group, Inc. – Engineer/Representative: MDS Consulting – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.), Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum); El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property 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 Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The **Tentative Tract Map** is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 6,000 sq. ft. to 20,149 sq. ft., three water quality detention basins, one park site, one sewage lift station, and 17 open space lots. - APNs: 270-050-026, 270-160-001, 270-060-010, 270-170-009, 010, 011, 270-180-010, and 285-020-006

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
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 24, 2015

TO

EPD

GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, AND TENTATIVE TRACT MAP NO. 36730, AMENDED NO. 1 – EA42710 – Applicant: Christopher Development Group, Inc. – Engineer/Representative: MDS Consulting – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.), Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum); El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property 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 Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The **Tentative Tract Map** is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 6,000 sq. ft. to 20,149 sq. ft., three water quality detention basins, one park site, one sewage lift station, and 17 open space lots. - APNs: 270-050-026, 270-160-001, 270-060-010, 270-170-009, 010, 011, 270-180-010, and 285-020-006

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.



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department LANDSCAPE SECTION MEMORANDUM

Date: September 16, 2015
To: Mark Hughes, Transportation Department
Damaris Abraham, Planning Department
Project Number: **TTM36730**
Project Name: **Lake Ranch**
Landscape Submittal: **Landscape Concept Plan – 2nd**
Landscape Plan Consultant: Denise Armijo (VDLA Landscape Architects)
951-955-0924 or 619-294-8484
Recommendation: **APPROVE WITH CONDITIONS**

In consideration of Forma's written response dated 8/31/15 to conceptual comments for landscape, we recommend Approval with Standard Conditions, including the items below.

1. Plans shall comply with Lake Matthews / Woodcrest Area Plan and El Sobrante Policy Area, including designated scenic highway for El Sobrante Road.
2. Project will provide riding and hiking trails along El Sobrante Road and McAllister Street to tie in to the County system of regional trails.
3. The plant palette shall provide appropriate use categories such as 'street trees', 'screening plants', 'focal plants', etc.
4. Water Quality and Detention Basins shall be landscaped sufficiently to provide filtration as required by SWPP.
5. El Sobrante Road and McAllister Street shall be maintained by a Landscape Maintenance District.

END MEMO



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: February 10, 2015

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

From: *Sto 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

Written by: Heidi Barrios, MBA, REHS
Environmental Health Specialist III, Industrial Hygienist

Project Reviewed: Tract No. 36730 Lake Ranch, 272 lot, single family residential development

Reference Number: SR# 31728

Applicant: Bill Holman
Christopher Development Group
23 Corporate Plaza, Suite 246
Newport Beach, CA 92660

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

Information Provided: Lake Ranch Tract 36730, Noise Study 09043-11, dated December 9, 2014





COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

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).



COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 28,700 assumed for El Sobrante Road (the County General Plan classifies El Sobrante Road as a 4 Lane Arterial Highway). ADT design capacity of 10,400 assumed for McAllister Street (the County General Plan classifies McAllister Street as a 2 Lane Collector Street) quoted from the Lake Mathews / Woodcrest Area Plan, Vol. 1 - Figure 7, dated August 2003".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Arterial Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

For Collector Street

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.42	73.6	13.6	10.22
Med. Truck	1.84	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

2. Traffic Speed of 40 MPH.
3. The distance from the centerline of El Sobrante Road, and McAllister Street to the nearest building face is estimated to be 124, and 66 feet respectively.
4. Modeling for El Sobrante Road, and Mc Allister Street were done using a "hard site" assumption for exterior.
5. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
6. 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.
7. 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.



COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

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 below 65 Ldn.

Recommendations:

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

1. Six foot high (noise barriers):

- masonry block walls or combination berm and block wall shall be constructed for lots adjacent to McAllister Street, El Sobrante Road, "A" Street and those facing the ephemeral stream (lots: 1 – 36, 81 – 93, and 180 – 197).

2. Windows:

- All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating 27.
- Lots 84 to 93 adjacent to El Sobrante Road will require upgraded second floor windows with a minimum STC rating of 31.

3. Doors:

- All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.

4. Roof:

- Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

5. Attic:

- Attic vents should be oriented away from El Sobrante Road and McAllister Street. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.

6. Ventilation:

- 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) shall be provided which satisfies the requirements of the Uniform Mechanical Code. Wall mounted air conditioners shall not be used.

7. Furnishings:



COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

- 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 Noise and Vibration Mitigation Measures:

General Construction Noise

1. 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.
2. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site.
3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable (i.e., to the north and east) from existing residential dwellings to the site.
4. The construction shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. and 6:00 p.m... during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May).
5. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

Blasting Noise and Vibration

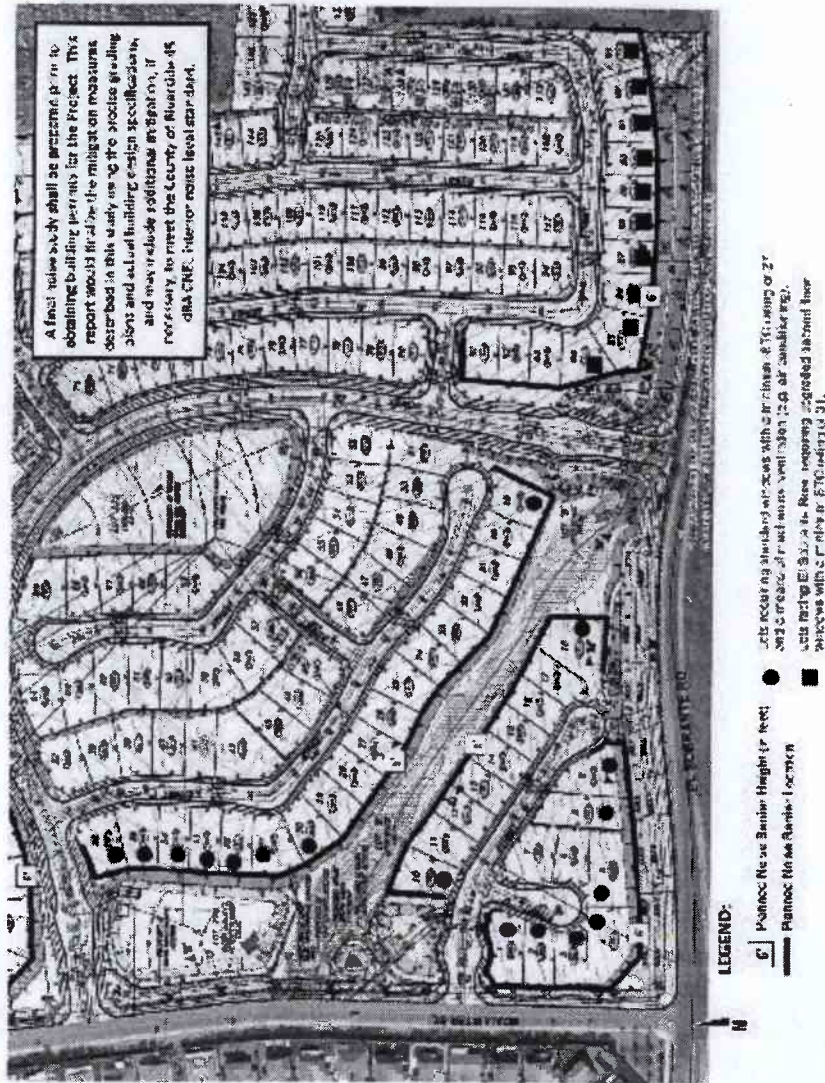
1. Pre-blasting inspections shall be offered to homes within 200 feet of the hard rock areas. Existing damage of each structure shall be documented prior to blasting. Post-blasting inspections shall be offered to assess new or additional damage to each residential structure once blasting activities have ceased.
2. Traditional rock blasting methods shall not occur within 200 feet from any residential home. In these areas rock breaking must be performed with non-explosive methods.
3. Blasting mats shall be used whenever feasible to further reduce the noise from blasting activities.
4. Nearby residential homes shall be notified via postings on the construction site 24 hours before the occurrence of major construction related noise and vibration impacts (such as grading and rock blasting) which may affect them.



COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

Local Noise Permit (No. 35732) Noise Impact Analysis

EXHIBIT ES-B: SUMMARY OF RECOMMENDATIONS



7

2014.11.11 Noise Study



Community Development
Department
Planning Division

City of Arts & Innovation

August 14, 2014

Damaris Abraham
Project Planner
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Subject: General Plan Amendment 1127, Change of Zone No. 7488 & Tentative Tract Map No. 36730

Dear Ms. Abraham:

Thank you for the opportunity to comment on the above-noted project - a General Plan Amendment, Change of Zone and Tentative Tract Map for Schedule A subdivision of 103.62 acres into 271 residential lots ranging in size from 6,000 to 20,149 square feet, four water quality detention basins, one park site, one sewage lift station and 23 open space lots. The project site is located at the northeast corner of El Sobrante Road and McAllister Street in the City of Riverside's southern sphere of influence and within a potential City annexation area (Annexation Area 108, Lake Hills/Orchards/Victoria Grove). City staff has reviewed the proposed subdivision and offers the following comments:

General Plan Land Use Consistency - The proposed subdivision involves a General Plan Amendment and a Change of Zone of a site that is within the City's sphere of influence and a potential annexation area. The proposed General Plan Amendment to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and proposed Change of Zone from Light Agriculture - 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4) will make nearly the entire project site inconsistent with the City's current General Plan 2025 Land Use Designations. For the project site, the City's General Plan 2025 Land Use Designations are as follows:

- C - Commercial for approximately 13.5 acres of the southerly portion of Assessor's Parcel No. 270-180-010. The City's Commercial designation is intended for retail sales, service and office uses with a maximum floor area ratio (FAR) of 0.5.
- LDR - Low Density Residential for Assessor's Parcel No. 270-170-011 (Approximately 1.9 acres). The City's Low Density Residential designation provides for the development of large lot single-family homes at a maximum density of 4.1 dwelling units per acre and 6.0 dwelling units per acre, with a Planned Residential Development (PRD) permit.

Lands in this designation are developed or to be developed with the full range of urban services available in the City.

- A – Agricultural for the remaining project site area (approximately 87.5 acres). The City's Agricultural Land Use Designation is intended for agricultural production with incidental residential uses at density of 0.20 dwelling units per acre – one dwelling unit per five acres.

With regard to General Plan consistency, adoption of the proposed subdivision can individually or cumulatively create impacts that are not mitigated or anticipated by the City's current adopted long range planning documents. CEQA analysis for the project needs to appropriately consider and evaluate land use impacts related to consistency with both the County and City General Plans.

In an effort to achieve consistency between the County and City General Plans, and to jointly plan development in unincorporated areas adjacent to cities, City staff requests that concurrent with review of the County application associated with the proposed subdivision, the applicant file a General Plan Amendment with the City to change the City land use designation for the proposal. Please note that the filing of a General Plan Amendment application with the City does not guarantee or otherwise secure the City's approval of a General Plan Amendment. Please refer to County Action 4.3 of the attached Cities/County Memorandum of Understanding which provides that the "County desires to jointly plan with Cities for development of unincorporated areas adjacent to Cities. To facilitate this cooperative effort, the County will not approve a new development project requiring rezoning that is inconsistent with the City's adopted General Plan if the project is within the City's sphere of influence until County staff and appropriate City staff and the project applicant have met to review the subject development proposal."

In addition to evaluating General Plan land use consistency, the CEQA analysis needs to appropriately evaluate and mitigate impacts to agricultural resources. Nearly the entire project site is identified by the County and the City's Open Space and Conservation Element as either Farmland of Statewide Importance or Farmland of Local Importance. Further, the site is identified as an Agricultural Preserve (El Sobrante Ag. 3 Agricultural Preserve).

Public Works Department Traffic Division Comments - The residential land use has the potential to generate approximately 2600 vehicle trips/day, 200 vehicle trips/hour during the AM Peak Hour and 271 vehicle trips/hour during the PM Peak Hour per the ITE Trip Generation Manual land use 210.

The majority of these trips are anticipated to make use of La Sierra Avenue as access to retail, mass transit, and State Route 91. As such, a traffic impact analysis following Riverside County Guidelines would likely extend to the City of Riverside intersection of La Sierra Avenue & Indiana Avenue. The City requests that analysis of TTM 36730 include the intersections of La Sierra Avenue/Indiana Avenue, La Sierra Avenue/Arizona Avenue, and La Sierra Avenue/Victoria Avenue. The analysis should present potential mitigations resulting from added trips within the City of Riverside.

The City of Riverside Traffic Division requests the opportunity to review the traffic impact analysis associated with this development during scoping and prior to approval.

We look forward to continue working with you. Please send us copies of all revised plans, staff reports, and environmental reviews as it pertains to this project. Should you have any questions regarding this letter, please contact Doug Darnell, Senior Planner, at (951) 826-5219 or by e-mail at ddarnell@riversideca.gov.

Sincerely,

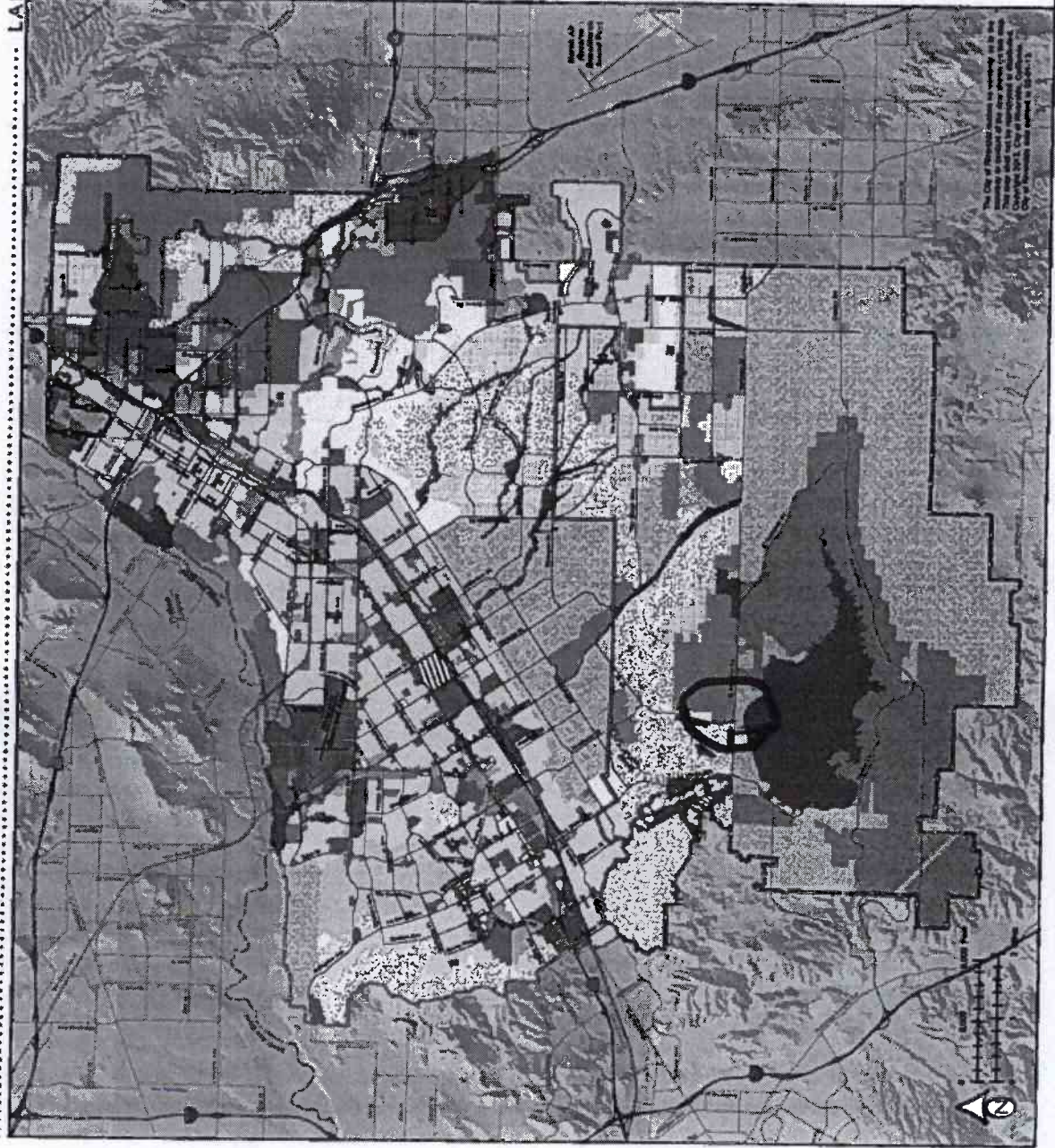


Jay Eastman, AICP
Principal Planner

Enclosures: City of Riverside General Plan 2025 Land Use Designations
March 12, 2003 Cities/County Memorandum of Understanding

c: Rusty Bailey, Mayor
Riverside City Council Members
Scott Barber, City Manager
Deanna Lorson, Assistant City Manager
Al Zelinka, Community Development Director
Emilio Ramirez, Deputy Community Development Director
Tom Boyd, Public Works Director
Kevin Jeffries, Supervisor District 1, 4080 Lemon Street, 5th Floor, Riverside CA, 92501
Juan C. Perez, Interim Planning Director, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
CF/CDG Lake Ranch Venture, LLC 23 Corporate Plaza Drive, Suite 246 Newport Beach, CA 92660
Albert Webb Associates, 3788 McCray Street, Riverside, CA 92506

LAND USE/URBAN DESIGN ELEMENT

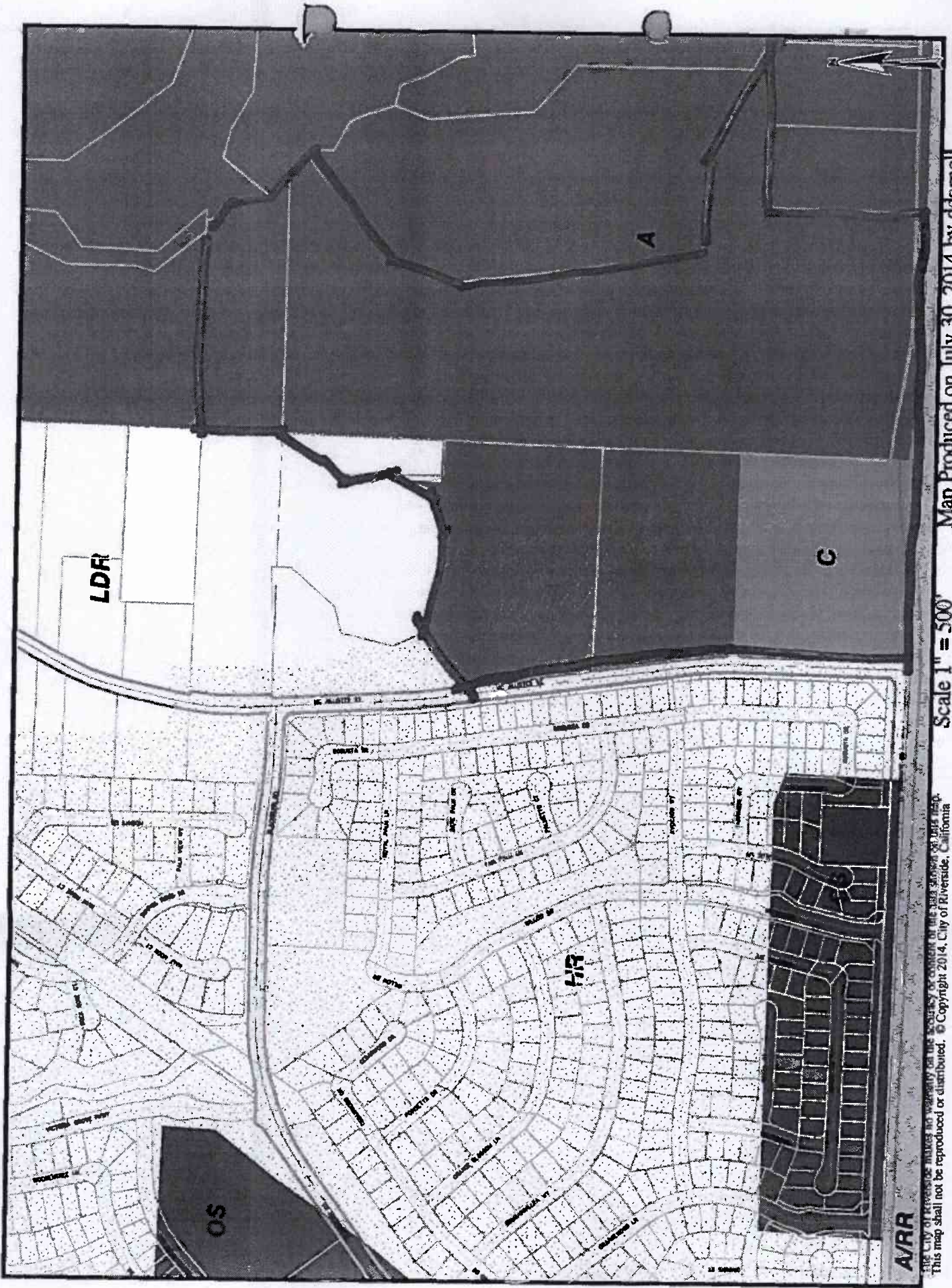


LEGEND

- RIVERSIDE CITY BOUNDARIES
- RIVERSIDE PROPOSED SPHERE OF INFLUENCE
- POTENTIAL SPECIFIC PLAN
- GENERAL PLAN 2025 LAND USE ELEMENT
- A - AGRICULTURAL
- APR - AGRICULTURAL/RURAL RESIDENTIAL
- HR - HILLSIDE RESIDENTIAL
- SRR - SEMI RURAL RESIDENTIAL
- VLDR - VERY LOW DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
- HDR - HIGH DENSITY RESIDENTIAL
- VHDR - VERY HIGH DENSITY RESIDENTIAL
- C - COMMERCIAL
- CRC - COMMERCIAL REGIONAL CENTER
- DSP - DOWNTOWN SPECIFIC PLAN
- OSP - ORANGECREST SPECIFIC PLAN
- CBUSP - CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN
- Q - OFFICE
- BOP - BUSINESS/OFFICE PARK
- I - INDUSTRIAL
- MU-N - MIXED USE-NEIGHBORHOOD
- MU-V - MIXED USE-VILLAGE
- MU-U - MIXED USE-URBAN
- PF - PUBLIC FACILITIES/INSTITUTIONAL
- PR - PRIVATE RECREATION
- P - PUBLIC PARK
- OS - OPEN SPACE/NATURAL RESOURCES
- RAT - KANGAROO RAT HABITAT

* SEE TABLE LU-3 (LAND USE DESIGNATIONS) IN GENERAL PLAN
SOURCE: CITY OF RIVERSIDE

Figure LU-10
LAND USE
POLICY MAP



Map Produced on July 30, 2014 by ddarnell

Scale 1" = 500'

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A/R/R

3/12/02

CLERK'S COPY

3/12/02 12.2

CITIES/COUNTY MOU

3/12/2002

This Memorandum of Understanding is entered into with reference to the following facts:

Representatives of the County of Riverside (County) and the Cities of Corona, Moreno Valley and Riverside (Cities) have met on a number occasions and have in good faith exchanged proposals concerning the Riverside County Integrated Project and its effects upon the County and Cities. The County intends this MOU to be available to all cities in Riverside County.

The Riverside County Board of Supervisors (County) acknowledges the need to work cooperatively with Cities on issues of land use, mobility, economic development, open space and conservation. Riverside County has been and will continue to be one of the fastest growing regions in California. Economic forecasts project that Riverside County will approximately double its population in the next 20 years. The current system for financing local governments, cities and counties, in California does not meet the many needs. The system forces competition among local jurisdictions that often leads to questionable long-term planning decisions and discourages cooperation. To accommodate the continued high level of growth in our region, Cities and County need to develop common goals and approaches to dealing with new development.

County and Cities agree to various points that will facilitate cooperation in the planning and development of western Riverside County. Cities have conditioned their support for the Riverside County Integrated Plan to the resolution of these city/county issues. These agreed upon points may be implemented through the County's General Plan, anticipated to be adopted in the mid 2002, through implementing ordinances and policies. Prior to the adoption of the new General Plan, these policies may be implemented as a pilot program for new development projects under consideration by the County at the time of adoption of this MOU.

Representatives of County and Cities have reached an understanding as to certain policies to be adopted by County and Cities. Therefore the County and the Cities agree as follows:

City Actions:

- 1) The respective City Councils will adopt a Resolution in support of the Multiple Species Habitat Conservation Plan (MSHCP) process which includes an agreement that the cities will sign on MSHCP Section 10A Permit Application on or before March 21, 2002.
- 2) Cities will support and work in good faith with the County and the Western Riverside Council of Governments (WRCOG) to develop and implement a MSHCP for Western Riverside County.
- 3) Cities will support and work in good faith with County and the WRCOG to develop and implement a Transportation Uniform Mitigation Fee (TUMF) for Western Riverside County.

County Actions:

- 4) County agrees to implement the following policies as soon as practicable.
 - 4.1) County will adopt a policy setting forth development standards¹ and implement such standards in city spheres of influence that provides for County to have comparable development standards with cities. Prior to adoption of the New County General Plan, the County will establish agreeable development standards to apply in city spheres.
 - 4.2) County will adopt a policy and implement standards to provide that new development that occurs in unincorporated areas will "pay its own way." The requirements of this will cover the provision of community parks, recreation programs and libraries² subject to the limitations of Proposition 218.
 - 4.3) County desires to jointly plan with Cities for development in unincorporated areas adjacent to Cities. To facilitate this cooperative effort, the County will not approve a new development project requiring rezoning that is inconsistent with the City's adopted General Plan if the project is within the city's sphere of influence until county staff and appropriate city staff and the project applicant have met to review the subject development proposal. The purpose of this meeting is to develop a joint set of conditions/requirements regarding the project that will be submitted to the County Planning Commission. If County staff, City staff and the developer do not agree on the conditions/requirements, the issues will be submitted to an ad hoc committee made up of the Supervisor of the affected District and member(s) of the Council of the affected City. Following this meeting(s), County may proceed with their development review process. County and City staffs will work to establish a procedure that the Cities and the County will follow to implement this joint project review.
- 5) County will adopt a policy expressing the County's support for limiting LAFCO established Communities of Interest (COI's) to a single two year term and not extending existing COI's beyond their existing term for COI's within City Spheres of Influence nor will the County support the establishment of unincorporated communities.

¹ The following is a partial listing of development standards as envisioned in paragraph 4.1

Street Width	Design Standards
Landscaping	Reverse Frontage Landscaping
Set Backs	Residential Lot Development, including
Parking	subdivision design grading
Undergrounding Utilities	Density
Septic Systems permitted on only one acre lots or greater	

²The phrase "pay its own way" means that the County will establish programs that will be continuing obligations of the County (utilizing a CFD, CSA or other ongoing funding mechanism subject to the requirements of Proposition 218). The use of home owner associations will be limited to services or facilities serving only that specific group of property owners.

Joint City/County Actions:

- 6) Cities will adopt a companion policy for County review of regionally significant city projects. The policy will provide for a joint review process as provided in Section 4.3 above to apply to city projects within one half (½) mile of the city limit.
- 7) County and Cities will jointly establish a procedure that both Cities and County will follow to implement this joint project review process. The procedure will define the range of projects to be subject to joint review.

This MOU shall take effect upon approval of the governing boards of Cities and County.

County

Cities

Bob Buster

Chairman, Riverside County
Board of Supervisors
BOB BUSTER

Mayor, City of Corona

ATTEST:
GERALD A. MALONEY, Clerk

By *[Signature]*

DEPUTY

Mayor, City of Moreno Valley

Mayor, City of Riverside

WARREN D. WILLIAMS
General Manager-Chief Engineer



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

163335

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

August 19, 2014

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Damaris Abraham, Project Planner

Dear Ms. Abraham:

Re: Change of Zone 07844
Area: Lake Mathews

Change of Zone 7844 is a proposal to change the current zoning of Light Agricultural 10-acre minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4) on a 103.6-acre site in the Lake Mathews/Woodcrest area. This project is being processed concurrently with Tract Map (TR) 36730.

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,


HENRY OLIVO
Engineering Project Manager

c: TR 36730

MMM:blm



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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: C207844 DATE SUBMITTED: 7/3/2014

APPLICATION INFORMATION

Applicant's Name: Bill Holman
Christopher Development Group, Inc. E-Mail: bholman@plcland.com

Mailing Address: 23 Corporate Plaza Drive Suite 246
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 721-9777 Fax No: (949) 729-1214

Engineer/Representative's Name: MDS Consulting E-Mail: sschultz@mdsconsulting.net

Mailing Address: 17320 Redhill Avenue Suite 350
Irvine CA 92614
City State ZIP

Daytime Phone No: (949) 251-8821 Fax No: (949) 251-0516

Property Owner's Name: CF/CPG Lake Ranch
Venture LLC E-Mail: bholman@plcland.com

Mailing Address: 23 Corporate Plaza Drive, Suite 246
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 721-9777 Fax No: (949) 729-1214

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 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.

Bill Holman

PRINTED NAME OF APPLICANT

[Signature]

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.

Dan O'Bannon

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

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:

Assessor's Parcel Number(s): 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, 270-170-011, 270-180-010, 285-020-006

Section: 31 & 32 Township: 3 SOUTH Range: 5 WEST

Approximate Gross Acreage: 103.6 ACRES

General location (nearby or cross streets): North of El Saborante Road, South of _____, East of McAllister Street, West of _____

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 745 A6, A7, B7

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

change of zoning from A-1-10 to R-4 on 76.75 acres and
A-1-10 to R-1 on 26.87 acres

Related cases filed in conjunction with this request:

General Plan Amendment No 1127, TTM No 36730



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: TR36730

DATE SUBMITTED: 7/3/2014

APPLICATION INFORMATION

Applicant's Name: Bill Holman
Christopher Development Group, Inc. E-Mail: bholman@plcland.com

Mailing Address: 23 Corporate Plaza Drive Suite 2A6

Newport Beach CA

Street

92644

City

State

ZIP

Daytime Phone No: (949) 721-9777

Fax No: (949) 729-1214

Engineer/Representative's Name: MDS Consulting

E-Mail: sschultze@mdsconsulting.net

Mailing Address: 17320 Redhill Avenue, Suite 350

Irvine

CA

Street

92614

City

State

ZIP

Daytime Phone No: (949) 251-8821

Fax No: (949) 251-0516

Property Owner's Name: CF/CDG Lake Ranch
Venture LLC

E-Mail: bholman@plcland.com

Mailing Address: 23 Corporate Plaza Drive, Suite 2A6

Newport Beach

CA

Street

92660

City

State

ZIP

Daytime Phone No: (949) 721-9777

Fax No: (949) 729-1214

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

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(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those 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.

Bill Holman

PRINTED NAME OF APPLICANT

Bill Holman

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.

Dan O'Bannon

PRINTED NAME OF PROPERTY OWNER(S)

Dan O'Bannon

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.

☐ See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010

Section: 31 & 32 Township: 3 SOUTH Range: 5 WEST

Approximate Gross Acreage: 103.6 ACRES

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of El Sobrante Road, South of _____, East of McAllister Street, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 745 A6, A7, B7

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):

Subdivision of approximately 103 acres into 271 numbered lots of varying sizes (minimum 6,050 sq. ft.) plus lettered lots for private streets, landscaping, recreational amenities, etc.

Related cases filed in conjunction with this request:

General Plan Amendment No. 1127, change of zone

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

If yes, provide Case No(s). SP 00326-abandoned (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ 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: Biology, Cultural Resources, Environmental, & Geotech. Soils

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) NA

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) NA

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: 292,000 cy



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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: GPA01127 DATE SUBMITTED: 10/28/2013

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Christopher Development Group, Inc. E-Mail: bholman@plcland.com

Mailing Address: 23 Corporate Plaza, Suite 246
Newport Beach, CA 92660
City State ZIP

Daytime Phone No: (949) 729-1221 Fax No: (949) 729-1214

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

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

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

Property Owner's Name: H&R Warne Farms, Inc. E-Mail: n/a

Mailing Address: 13100 El Sobrante Road
Riverside, CA 92503
City State ZIP

Daytime Phone No: () n/a Fax No: () n/a

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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

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

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

BILL HOLMAN

PRINTED NAME OF APPLICANT

[Signature]

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.

HER WARNE FARMS INC.

By Robert Abraham VP

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

Edmundo W. Soc.

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 270-180-010

Section: 31 Township: T3S Range: R5W

Approximate Gross Acreage: 23.7 acres

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

507B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 30, 2014

SUBJECT: GENERAL PLAN AMENDMENT NO. 1127 – Applicant: Christopher Development Group, Inc. – First/First Supervisorial District – Location: Northeasterly corner of El Sobrante Road and McAllister Street – 23.70 Gross Acres – REQUEST: The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (0.20 – 0.35 Floor Area Ratio) Land Use Designation to Community Development: Medium Density Residential (CD: MDR) (0.20 – 0.35 Floor Area Ratio).

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced General Plan Amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

(Continued on next page)

JCP:da

Juan C Perez
TLMA Director/ Interim Planning
Director

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

SOURCE OF FUNDS: N/A

Budget Adjustment: N/A

For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

BY:

Tina Grande

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: March 11, 2014
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

Prev. Agn. Ref.:

District: 1/1

Agenda Number:

15 - 1

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 1127**

DATE: January 30, 2014

PAGE: Page 2 of 2

BACKGROUND:

Summary

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

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

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573, which amended Article II of that ordinance.

Impact on Citizens and Businesses

This action will initiate the County's review of the General Plan Amendment application, which will include an evaluation by Planning staff, the appropriate environmental review and consideration by the Planning Commission and Board of Supervisors during public hearings on the project.

SUPPLEMENTAL:

Additional Fiscal Information

There will be no cost to the County for the processing of the application.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. **Planning Commission Staff Report**
- B. **Directors Report**

Agenda Item No.:
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisory District: First/First
Project Planner: Damaris Abraham
Planning Commission: January 15, 2014

General Plan Amendment No. 1127
(Entitlement/Policy Amendment)
Applicant: Christopher Development Group,
Inc.
Engineer/Representative: Albert A. Webb
Associates

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS TO THE BOARD OF SUPERVISORS

RECOMMENDATIONS:

The Planning Director recommended that the appropriate findings per the General Plan Administration Element can be made and the Planning Commission made the comments below. The Planning Director continues to recommend that the appropriate findings per the General Plan Administration Element can be made. For additional information regarding this case, see the attached Planning Department Staff Report.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Petty: None

Commissioner Charissa Leach: None

Commissioner Ed Sloman: None

Commissioner Bill Sanchez: None

Commissioner Mickey Valdivia: None

2.1
Agenda Item No.:
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisory District: First/First
Project Planner: Damaris Abraham
Planning Commission: January 15, 2014

GENERAL PLAN AMENDMENT NO. 1127
(Entitlement/Policy Amendment)
Applicant: Christopher Development Group,
Inc.
Engineer/Representative: Albert A. Webb
Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1127 proposes to amend the Riverside County General Plan Land Use Element from Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) Land Use Designation to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre).

The proposed Amendment is located in the Lake Mathews/Woodcrest Area Plan; more specifically, the project is located at the northeasterly corner of El Sobrante Road and McAllister Street.

BACKGROUND:

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

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

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

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

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

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

D.M.

General Plan Amendment No. 1127 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

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

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

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

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

Consideration Analysis:

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

A. The proposed change does not conflict with:

- (1) The Riverside County Vision.

The Proposed Project would eliminate potential land use conflicts and compatibility issues which would result from development of the site according to the existing General Plan Commercial Retail designation. The Proposed Project would result in a land use designation

that is consistent with existing development in the immediate vicinity of the site and represents a logical continuation of land use in the area. Lands located to the north, east, and west of the project site are designated "Medium Density Residential" and land located to the east are developed with single family homes.

(2) Any General Plan Principle.

The proposed General Plan Amendment meets the General Plan principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances within the El Sobrante Policy Area than provided by the current designation. However, at this stage it cannot be determined if the project is, or is not consistent with the requirements of the Policy Area. The applicant will be required to provide a detailed analysis of the project's consistency with the El Sobrante Policy Area.

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

The proposed designation would be within the same Foundation Component of the General Plan. Thus, the proposed amendment is consistent with the Community Development Foundation.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or,

The Proposed Project would not be detrimental to the purposes of the General Plan and Lake Mathews/Woodcrest Area Plan because the proposed amendment would maintain the rural and suburban style residential atmosphere of the community.

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

The appropriate additional finding for the proposed Amendment is:

The appropriate additional finding for the proposed amendment is "required to expand basic employment job opportunities and would improve the ratio of jobs-to-workers in the County." The proposed amendment will provide local construction jobs to develop the 23.7 acre site into a residential community. Subsequent jobs would be created to service and maintain the community.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #6): | Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) |
| 2. Proposed General Plan Land Use: | Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) |
| 3. Existing Zoning (Ex. #2): | Light Agriculture - 10 Acre Minimum (A-1-10) |
| 4. Surrounding Zoning (Ex. #2): | Light Agriculture - 10 Acre Minimum (A-1-10) to the north and east, Controlled Development Areas (W-2) to the south, One Family Dwellings (R-1) to the west |

- | | |
|-----------------------------------|--|
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant and groves to the north and east, Lake Mathews to the south, and single family residences to the and west |
| 7. Project Data: | Total Acreage: 23.7 |

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element might be possible, although additional analysis is required, and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1127. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A MSHCP Criteria Area;
 - b. A Redevelopment Area;
 - c. An Airport Influence Area;
 - d. A Flood Zone;
 - e. A Fault Zone; or,
 - f. Ord. No. 655 Mount Palomar Lighting Influence Area.
3. The project site is located within:
 - a. An Agricultural Preserve (El Sobrante No. 3);
 - b. A High Fire Area;
 - c. The City of Riverside Sphere of Influence;
 - d. The El Sobrante Policy Area; and,
 - e. Ord. No. 663.10 Stephen's Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Number 270-180-010.



OWNER
H&R WARNE FARMS, INC.
13100 EL SOBRANTE ROAD
RIVERSIDE, CA 92503

APPLICANT
CHRISTOPHER DEVELOPMENT GROUP, INC.
23 CORPORATE PLAZA, SUITE 248
NEWPORT BEACH, CA 92660
(949) 729-1237

ENGINEER
ALBERT A. WEBB ASSOCIATES
3748 MCGRAY STREET
RIVERSIDE, CA 92506
(951) 686-1070
ASSESSOR'S PARCEL NO.
270-180-010

ACREAGE
ACRES GROSS/OWNERSHIP 23.70 AC

LAND USE
EXISTING LAND USE DESIGNATION: CR - COMMERCIAL RETAIL AND
PROPOSED LAND USE DESIGNATION: MDR - MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING: A-1-10

LEGAL DESCRIPTION
THOSE PORTIONS OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER AND THE SOUTH HALF OF THE
SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST AND THOSE
PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST
QUARTER AND THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SAID SECTIONS ARE
SHOWN ON MAP OF THE RANCHO EL SOBRANTE DE SAN
JACINTO OF FILE IN BOOK 1, PAGE 6 OF MAPS, SAN
BERNARDINO COUNTY RECORDS.

UTILITIES
WATER.....WESTERN MUNICIPAL WATER DISTRICT
SEWER.....WESTERN MUNICIPAL WATER DISTRICT
ELECTRIC.....SOUTHERN CALIFORNIA ELECTRIC COMPANY
GAS.....SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE.....ATT
TELEVISION.....INDIVIDUAL RECEPTION/CABLE

NOTES
1. 2007 EDITION THOMAS BROS. MAP BOOK: PAGE 745,
GRID A/

VICINITY MAP



GENERAL PLAN AMENDMENT

SEC 31, T3S, R5W

REVISIONS	DATE	BY

SCALE: 1"=200'	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS	W.O. 13-0182
DATE: 10/11/2013	3748 MCGRAY STREET	RIVERSIDE, CA 92506	SHEET 1
DESIGNED:	PH. (951) 686-1070	FAX (951) 788-1256	OF 1 SHEETS
CHECKED:	PLN CK REF:		DWG. NO.
	F.B.		

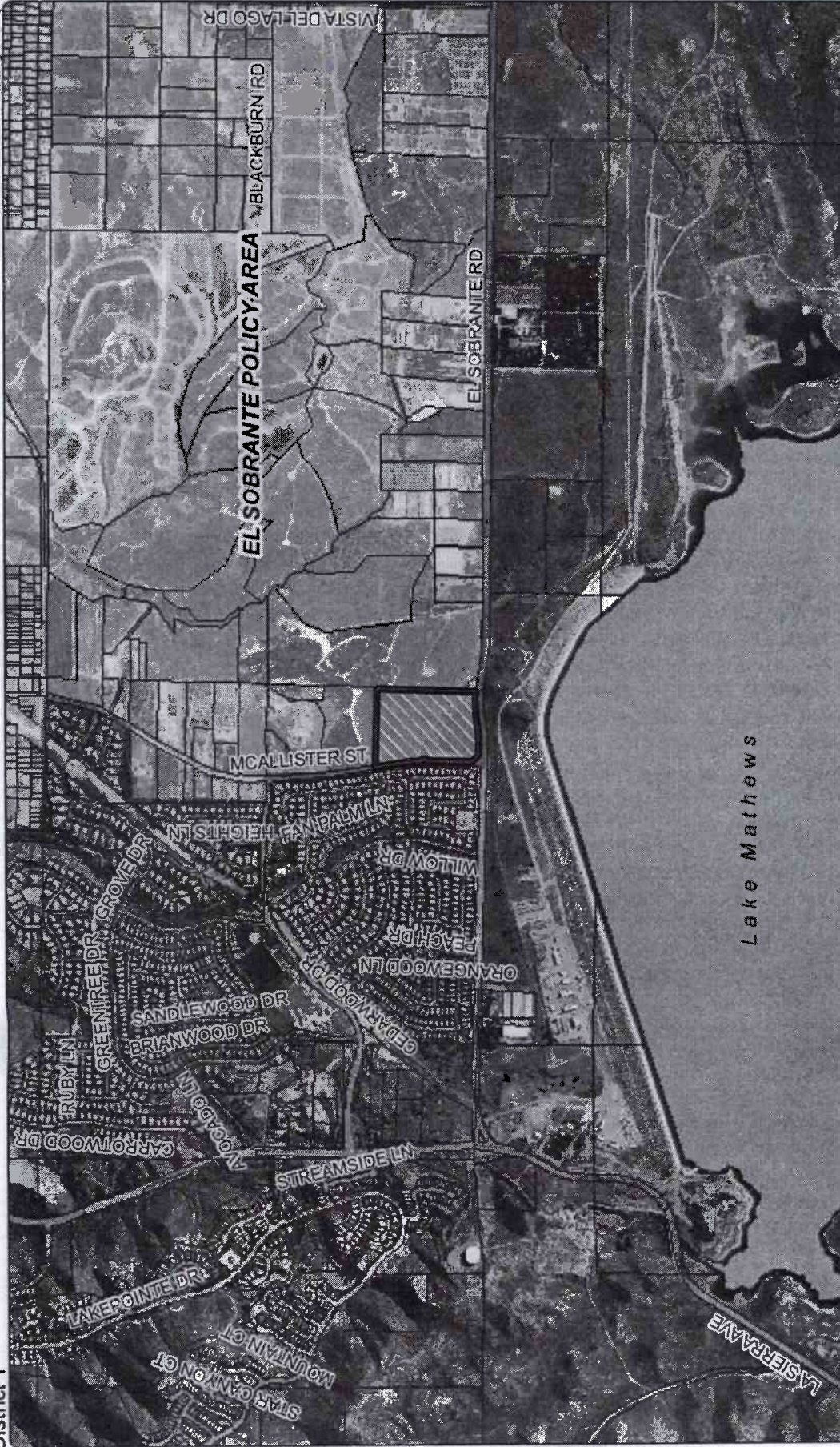
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01127

VICINITY/POLICY AREAS

Date Drawn: 12/04/13
Vicinity Map

Supervisor Jeffries
District 1



Zoning District: Lake Mathews
Township/Range: T3SR5W

Section: 31

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 853-3277 (Eastern County) or website at <http://www.lana.co.riverside.ca.us/index.html>

Assessors Bk. Pg. 270-18
Thomas Bros. Pg. 745 A7
Edition 2009

0 1,000 2,000 4,000 6,000 Feet

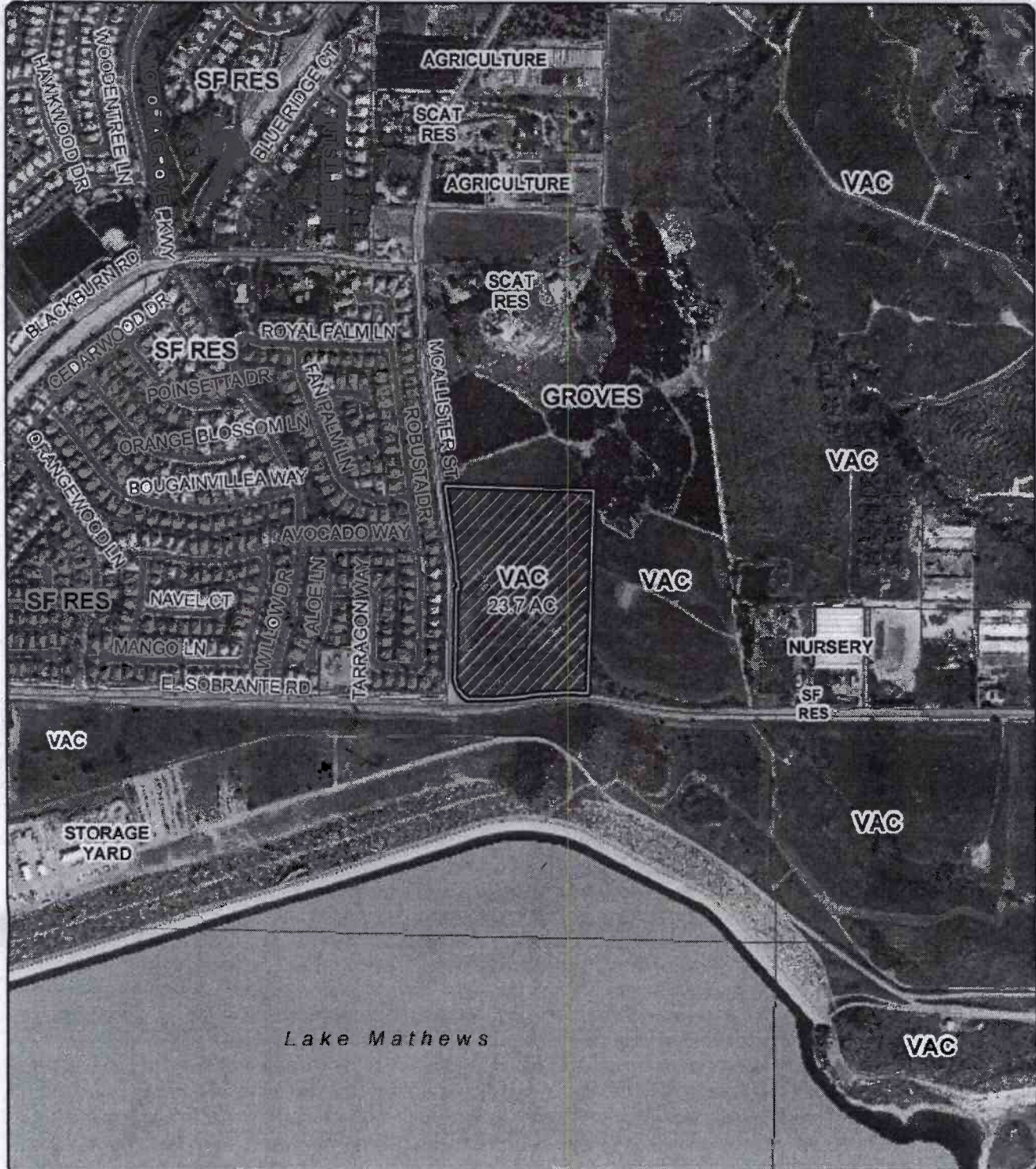
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01127

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 12/04/13
Exhibit 1



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 31

Assessors Bk. Pg. 270-18
Thomas Bros. Pg. 745 A7
Edition 2009



0 250 500 1,000 1,500 2,000
Feet

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01127

EXISTING ZONING

Supervisor Jeffries

District 1

Date Drawn: 12/04/13

Exhibit 2



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 31



Assessors Bk. Pg. 270-18
Thomas Bros. Pg. 745 A7
Edition 2009

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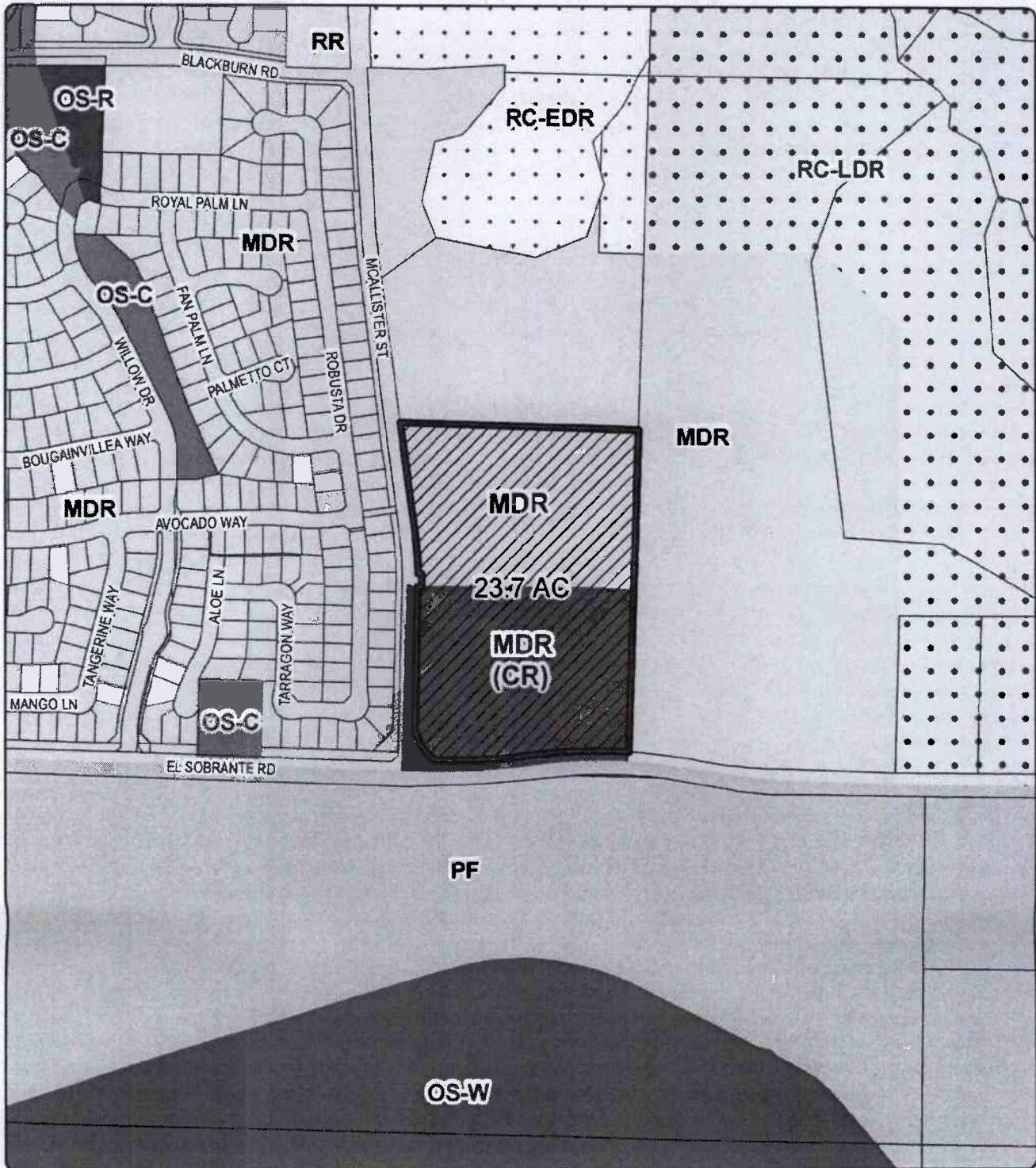
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01127

Supervisor Jeffries
District 1

PROPOSED GENERAL PLAN

Date Drawn: 12/04/13
Exhibit 6



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 31

Assessors Bk. Pg. 270-18
Thomas Bros. Pg. 745 A7
Edition 2009



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NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 & 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, AND TENTATIVE TRACT MAP NO. 36730, AMENDED NO. 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Christopher Development Group, Inc. – Engineer/Representative: MDS Consulting – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.), Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum); El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) portion of the property 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 Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The Tentative Tract Map is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 6,000 sq. ft. to 20,149 sq. ft., three water quality detention basins, one park site, one sewage lift station, and 17 open space lots.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
 MARCH 2, 2016
 RIVERSIDE COUNTY ADMINISTRATIVE CENTER
 BOARD CHAMBERS, 1ST FLOOR
 4080 LEMON STREET
 RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Russell Brady, at 951-955-3025 or email rbrady@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. 02/01/01 REV

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/5/2016.

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

APN (s) or case numbers CZ07844/GPA01127/TR36730 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

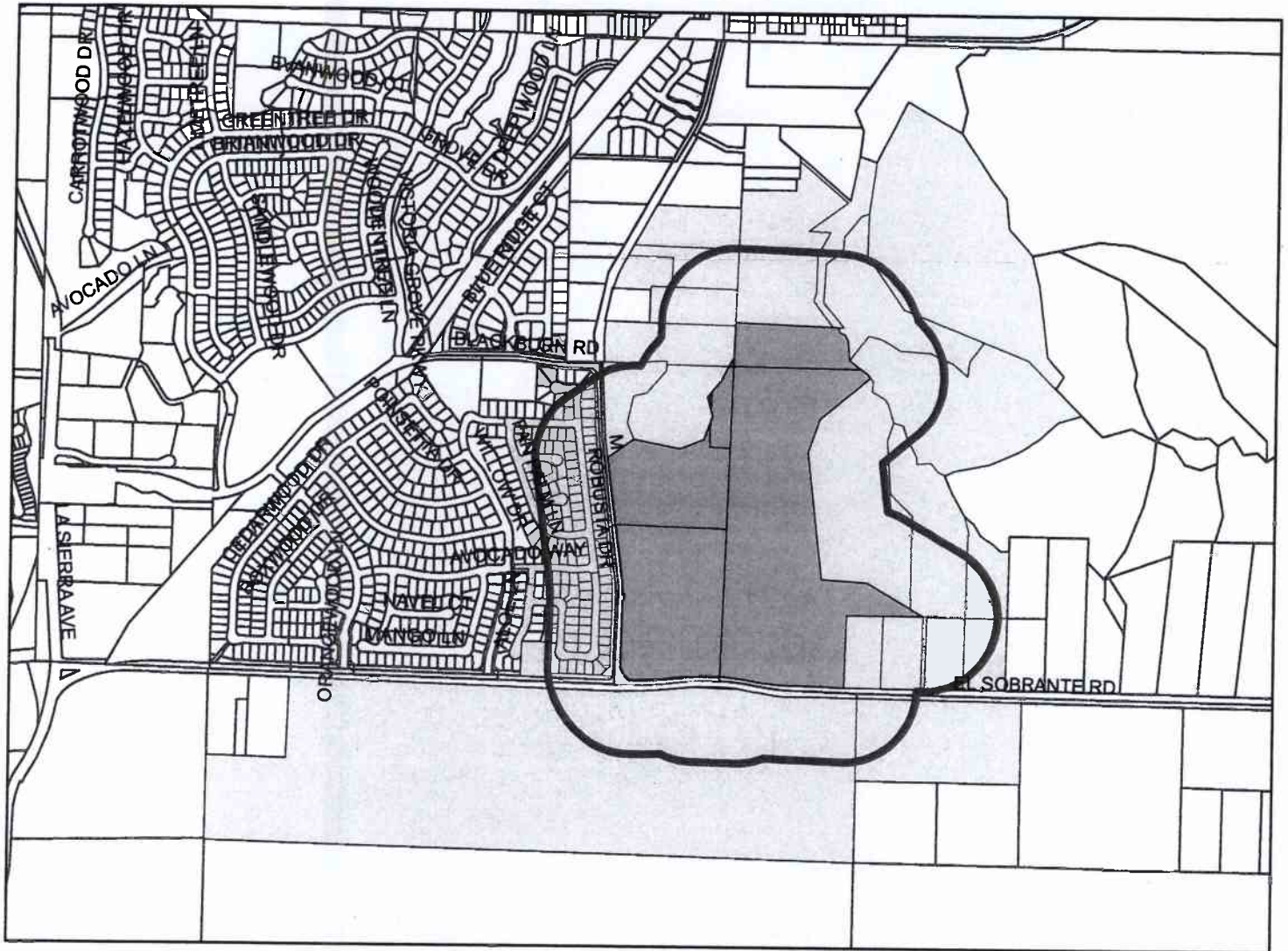
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

[Signature]
7/5/2016

CZ07844 / GPA01127 / TR36730 (600 feet buffer)



Selected Parcels

270-350-031	270-350-024	270-350-044	270-320-030	270-320-053	270-350-054	270-320-052	270-320-026	270-350-043	270-320-049
270-320-042	270-320-012	270-320-008	270-320-033	270-320-002	270-350-074	270-320-080	270-320-068	270-350-022	270-350-050
270-350-027	270-050-026	270-060-010	270-160-001	270-170-009	270-170-010	270-170-011	270-180-010	285-020-006	285-030-001
270-170-003	270-320-022	270-430-022	270-430-012	270-320-059	270-160-024	270-320-029	270-320-055	270-320-056	270-350-046
270-320-072	270-320-067	270-350-033	270-320-023	270-160-002	270-160-023	270-160-003	270-350-049	270-350-047	270-320-057
270-350-048	270-320-024	270-320-005	270-350-030	270-430-023	270-320-074	270-350-028	270-350-039	270-350-035	270-320-060
270-320-025	270-320-018	270-320-050	270-320-020	270-320-028	270-430-021	270-320-045	270-320-064	270-050-027	270-170-014
270-350-045	270-320-003	270-320-027	270-050-006	270-050-029	270-350-053	270-320-043	270-350-055	270-320-058	270-060-016
270-320-013	270-320-048	270-350-036	270-350-034	270-050-038	270-350-052	270-320-062	270-350-057	270-320-047	270-350-042
270-350-029	270-320-010	270-350-037	270-350-038	270-350-026	270-320-051	270-350-051	270-320-071	270-070-002	270-320-011
270-320-054	270-320-041	270-050-028	270-350-025	270-350-056	285-020-005	270-350-040	270-320-063	270-430-011	270-320-021
270-320-046	270-320-031	270-160-025	270-320-004	270-350-041	270-320-061	270-430-020	270-320-019	270-320-065	270-320-009

First 120 parcels shown



1,400 700 0 1,400 Feet

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

ASMT: 270320003, APN: 270320003
APPY NIYO, ETAL
17747 FAN PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320010, APN: 270320010
GERALD GROSS, ETAL
12776 AVOCADO WAY
RIVERSIDE, CA. 92503

ASMT: 270320004, APN: 270320004
CHRISTINA ZIEMBOWICZ, ETAL
17759 FAN PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320011, APN: 270320011
ENNA SERINA, ETAL
12764 AVOCADO WAY
RIVERSIDE, CA. 92503

ASMT: 270320005, APN: 270320005
FRANCES ELDER
17771 FAN PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320012, APN: 270320012
JOANN REYES, ETAL
12752 AVOCADO WAY
RIVERSIDE, CA. 92503

ASMT: 270320006, APN: 270320006
SHIRLEY FIELD
17783 FAN PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320013, APN: 270320013
KAREN TRAUGER, ETAL
12740 AVOCADO WAY
RIVERSIDE, CA. 92503

ASMT: 270320007, APN: 270320007
SANTOS ARZAGA
17791 ROBUSTA DR
RIVERSIDE CA 92503

ASMT: 270320018, APN: 270320018
HERMAN PARKER
12743 AVOCADO WAY
RIVERSIDE, CA. 92503

ASMT: 270320008, APN: 270320008
HORTENCIA OGAS, ETAL
17803 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320019, APN: 270320019
RICHARD BUI
12755 AVOCADO WAY
RIVERSIDE, CA. 92503

ASMT: 270320009, APN: 270320009
RITA LIQUETE
17827 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320020, APN: 270320020
JACQUELINE HUNG, ETAL
12767 AVOCADO WAY
RIVERSIDE, CA. 92503



ASMT: 270320021, APN: 270320021
MOUNIRA ASSALI, ETAL
16850 HAZELWOOD DR
RIVERSIDE CA 92503

ASMT: 270320028, APN: 270320028
IRENE NISBET
17740 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320022, APN: 270320022
GABRIELLA MAYFIELD, ETAL
17836 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320029, APN: 270320029
YESENIA MEDINA, ETAL
17728 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320023, APN: 270320023
JACQUELINE WASHINGTON, ETAL
17812 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320030, APN: 270320030
ADAM WOSS
17716 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320024, APN: 270320024
SAINEY JALLOW, ETAL
17800 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320031, APN: 270320031
PAMELA GARTHE
17704 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320025, APN: 270320025
PATRICIA STEELE, ETAL
17788 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320032, APN: 270320032
LAURA GONZALES, ETAL
17692 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320026, APN: 270320026
SUSANA SIMS, ETAL
17764 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320033, APN: 270320033
DENISE GARCES, ETAL
17680 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320027, APN: 270320027
GENA WALLIG, ETAL
17752 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320034, APN: 270320034
AMY SMITH, ETAL
17668 ROBUSTA DR
RIVERSIDE, CA. 92503



ASMT: 270320035, APN: 270320035
ROBERTA OGAS, ETAL
17656 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320037, APN: 270320037
ZERINA BEGUM
17171 GROVE DR
RIVERSIDE CA 92503

ASMT: 270320038, APN: 270320038
JESSICA MATHAUDHU, ETAL
17620 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320041, APN: 270320041
MICHELLE STALNAKER, ETAL
12741 ROYAL PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320042, APN: 270320042
JOHN PETERSON, ETAL
12753 ROYAL PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320043, APN: 270320043
KARIE SHIMIZU, ETAL
12765 ROYAL PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320044, APN: 270320044
SHIRLEY MIXON JACKSON, ETAL
C/O SHIRLEY MIXON JACKSON
12777 ROYAL PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320045, APN: 270320045
GINA HANLEY, ETAL
12789 ROYAL PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320046, APN: 270320046
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17647 ROBUSTA DR
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ASMT: 270320047, APN: 270320047
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17659 ROBUSTA DR
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ASMT: 270320048, APN: 270320048
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17671 ROBUSTA DR
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ASMT: 270320049, APN: 270320049
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17683 ROBUSTA DR
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ASMT: 270320050, APN: 270320050
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17695 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320051, APN: 270320051
MANUEL HERNANDEZ
17707 ROBUSTA DR
RIVERSIDE, CA. 92503



ASMT: 270320052, APN: 270320052
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16295 BRIDGTON CIR
RIVERSIDE CA 92503

ASMT: 270320059, APN: 270320059
CONNIE SCHONERT LONG
12759 PALMETTO CT
RIVERSIDE, CA. 92503

ASMT: 270320053, APN: 270320053
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17731 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320060, APN: 270320060
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12771 PALMETTO CT
RIVERSIDE, CA. 92503

ASMT: 270320054, APN: 270320054
CHERYL MARKOWICH, ETAL
17743 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320061, APN: 270320061
MONIQUE OPSTAD, ETAL
12780 PALMETTO CT
RIVERSIDE, CA. 92503

ASMT: 270320055, APN: 270320055
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17780 FAN PALM LN
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ASMT: 270320063, APN: 270320063
NINA BALDWIN
12744 PALMETTO CT
RIVERSIDE, CA. 92503

ASMT: 270320057, APN: 270320057
MARIA LE, ETAL
17740 FAN PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320064, APN: 270320064
SARAH RENAUD, ETAL
12732 PALMETTO CT
RIVERSIDE, CA. 92503

ASMT: 270320058, APN: 270320058
JOAN STINE
12735 PALMETTO CT
RIVERSIDE, CA. 92503

ASMT: 270320065, APN: 270320065
RAYCHELE STERLING, ETAL
17672 FAN PALM LN
RIVERSIDE, CA. 92503



ASMT: 270320066, APN: 270320066
AMELIA TIEFENTHALER, ETAL
17660 FAN PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320073, APN: 270320073
CARMEN MITCHELL, ETAL
12748 DATE PALM CIR
RIVERSIDE, CA. 92503

ASMT: 270320067, APN: 270320067
DEANNA HAHN
3579 WARM SPRINGS DR
LAKE HAVASU CITY AZ 86406

ASMT: 270320074, APN: 270320074
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12724 DATE PALM CIR
RIVERSIDE, CA. 92503

ASMT: 270320068, APN: 270320068
KRISTIN MANLEY, ETAL
12751 DATE PALM CIR
RIVERSIDE, CA. 92503

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P O BOX 1117
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SARA GALLWEY, ETAL
12763 DATE PALM CIR
RIVERSIDE, CA. 92503

ASMT: 270320080, APN: 270320080
DANA CHRISTIE, ETAL
17644 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320070, APN: 270320070
NORA BRIGGS, ETAL
12775 DATE PALM CIR
RIVERSIDE, CA. 92503

ASMT: 270350021, APN: 270350021
LEALA LETTICE, ETAL
12774 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270320071, APN: 270320071
MARY BERG
10281 CAPRI DR
ALTA LOMA CA 91737

ASMT: 270350022, APN: 270350022
KIRSTIN PERKINS, ETAL
12786 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270320072, APN: 270320072
RICHELE FUNKHOUSER, ETAL
12760 DATE PALM CIR
RIVERSIDE, CA. 92503

ASMT: 270350023, APN: 270350023
VERONICA ALFONSO, ETAL
12798 TARRAGON WAY
RIVERSIDE, CA. 92503



ASMT: 270350024, APN: 270350024
HEATHER COOKSEY, ETAL
12810 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350025, APN: 270350025
RIZWANA HOSSAIN, ETAL
12822 TARRAGON WAY
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ASMT: 270350026, APN: 270350026
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RIVERSIDE, CA. 92503

ASMT: 270350027, APN: 270350027
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RIVERSIDE, CA. 92503

ASMT: 270350028, APN: 270350028
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RIVERSIDE, CA. 92503

ASMT: 270350029, APN: 270350029
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17921 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350030, APN: 270350030
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C/O INVITATION HOMES
901 MAIN ST STE 4700
DALLAS TX 75202

ASMT: 270350032, APN: 270350032
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17891 ROBUSTA DR
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ASMT: 270350033, APN: 270350033
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17881 ROBUSTA DR
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ASMT: 270350034, APN: 270350034
MARTHA GAMEZ, ETAL
17871 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350035, APN: 270350035
GIANNETTE MAKBOUL
17861 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350036, APN: 270350036
ELIZABETH OSBRINK, ETAL
17851 ROBUSTA DR
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ASMT: 270350037, APN: 270350037
NANCY POOLE, ETAL
17846 ROBUSTA DR
RIVERSIDE, CA. 92503



ASMT: 270350038, APN: 270350038
MAFE TRINIDAD
17856 ROBUSTA DR
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ASMT: 270350045, APN: 270350045
BETH MANCHESTER, ETAL
17926 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350039, APN: 270350039
JENNIFER CARDENAS, ETAL
17866 ROBUSTA DR
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ASMT: 270350046, APN: 270350046
KIMBERLIE WYBERT, ETAL
17936 ROBUSTA DR
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ASMT: 270350040, APN: 270350040
NICOLAS CLARK
17876 ROBUSTA DR
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ASMT: 270350047, APN: 270350047
FRANCINE GUERRERO, ETAL
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ASMT: 270350041, APN: 270350041
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ASMT: 270350042, APN: 270350042
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ASMT: 270350049, APN: 270350049
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ASMT: 270350043, APN: 270350043
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ASMT: 270350050, APN: 270350050
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ASMT: 270350070, APN: 270350070
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C S REENDERS ASST COMPTROLLER
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ROSEMEAD CA 91770

ASMT: 270350054, APN: 270350054
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C/O JENNIFER L BONALES
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C/O WILLIAM R CRAMER
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C/O TOM DORSEY
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VILLA PARK CA 92861

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3380 LA SIERRA AVE
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P O BOX 9
SAN JUAN CAPO CA 92693

ASMT: 270320002, APN: 270320002
AVO PAYASSIAN
17735 FAN PALM LN
RIVERSIDE, CA. 92503



Applicant:

Christopher Development Group, Inc.

Attn: Bill Holman

23 Corporate Plaza Drive, Suite 246

Newport Beach, CA 92649

Applicant:

Christopher Development Group, Inc.

Attn: Bill Holman

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Newport Beach, CA 92649

Engineer:

MDS Consulting

17320 Redhill Avenue, Suite 350

Irvine, CA 92614

Engineer:

MDS Consulting

17320 Redhill Avenue, Suite 350

Irvine, CA 92614

Owner:

CF/CDG Lake Ranch Venture, LLC

23 Corporate Plaza Drive, Suite 246

Newport Beach, CA 92649

Owner:

CF/CDG Lake Ranch Venture, LLC

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3380 14th St.
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City of Riverside
3900 Main St. 3rd Floor
Riverside, CA 92522

Western Municipal Water District
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Riverside, CA 92518

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Pechanga Cultural Resource Dept.
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Temecula, CA 92593

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Program Supervisor - CEQA IGR
ATTN: Jillian Baker, Ph. D
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Riverside, CA 92501-3348

Soboba Band of Luiseno Indians
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c/o Division of Land Resource Protection
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MITIGATED NEGATIVE DECLARATION

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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4080 Lemon Street
Second Floor
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(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: HOLMAN BILL
paid by: CK 1024
EA42710

\$50.00

paid towards: CFG06095
at parcel:
appl type: CFG3

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By _____ Jul 03, 2014 09:25
MGARDNER posting date Jul 03, 2014

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

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