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CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM33691R1

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60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1 GRADE - ENV CLEANUP PROGRAMS

MET

Based on the information provided in the üPhase I Environmental Site Assessmentü report prepared by G.A. Nicoll and Associates, Inc., dated November 10, 2004 and historic agricultural activity associated with the property, RCDEH-ECP concurs with conclusions of the report that soil sampling and analysis is required. The soil sampling and analysis shall be conducted in accordance to the üInterim Guidance for Sampling Agricultural Propertiesü (DTSC, 2008). For further information, please contact DEH-ECP at (951) 955-8980.

EPD DEPARTMENT

60.EPD. 1 - CONSERVATION AREA CHECK

RECOMMND

Prior to grading permit issuance, Building and Safety shall transmit an electronic copy of the grading plans to the Western Riverside County Regional Conservation Authority (RCA), and the Riverside County Planning Department, Environmental Programs Division (EPD) for review. The RCA shall review the drainage discharge design to ensure that it will not negatively impact the conservation area east of the project boundary. Once the RCA has confirmed that they are satisfied with the design, EPD shall clear this condition.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR

MET

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall

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60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.)

MET

conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. * Per the County of Riverside "SABER Policy", paleontological fossils found in

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60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) MET

the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

60.PLANNING. 2 MAP - ARCHAEOLOGY MONITOR

MET

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits.

The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure

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60.PLANNING. 2 MAP - ARCHAEOLOGY MONITOR (cont.)

MET

compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall consult with the County, applicant/developer and any required tribal or special interest group monitor throughout the process as appropriate.

This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 3 MAP - SPECIAL INTEREST MONITOR

MET

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the appropriate Native American Tribe. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors 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 appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Cultural Resources Professional is responsible for

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60.PLANNING. 3 MAP - SPECIAL INTEREST MONITOR (cont.) MET

implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

4)The developer/permit holder shall not be required to further pursue any agreement for tribal monitoring if after 60 days the developer/permit holder, through demonstrable good faith effort, has been unable to secure said agreement from the tribe(s). A good faith effort shall consist of no less than 3 written attempts from the developer/permit holder to the tribe to secure the required tribal monitoring agreement and appropriate e-mail and telephone contact attempts.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 8 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. 9 MAP- AGENCY CLEARANCE RECOMMND

A clearance letter from Environmental Health Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated November 17, 2014, summarized as follows: Noise Impact Analysis

60.PLANNING. 10 MAP - SECTION 1601/1603 PERMIT MET

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland

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60.PLANNING. 10 MAP - SECTION 1601/1603 PERMIT (cont.) MET

located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 11 MAP - SECTION 404 PERMIT MET

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. 12 MAP- SKR FEE CONDITION MET

Prior to the issuance of a grading permit, 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 82.74 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 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. 14 MAP - GRADING PLAN REVIEW

MET

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. 20 MAP- MM-4.4-4

RECOMMND

Prior to grading permit issuance, the County shall review and approve a Construction Haul Route Exhibit prepared by the Project Applicant that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land uses. A requirement to comply with the Construction Haul Route Exhibit shall be noted on all grading and building plans and also shall be specified in bid documents issued to perspective construction contractors

60.PLANNING. 21 MAP- PALEO PRIMP & MONITOR

MET

"This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render

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60.PLANNING. 21 MAP- PALEO PRIMP & MONITOR (cont.)

MET

appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP- PALEO PRIMP & MONITOR (cont.) (cont.) MET

to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

60.PLANNING. 22 MAP- ARCHAEO M/M PROGRAM

RECOMMND

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP- GENERIC M/M PROGRAM

RECOMMND

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in EIR No. 540 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

60.PLANNING. 24 MAP- F&G CLEARANCE

MET

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

60.PLANNING. 25 MAP- ACOE CLEARANCE

MET

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

60.PLANNING. 26 MAP- SKR FEE CONDITION

MET

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 MAP- SKR FEE CONDITION (cont.)

MET

County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be [] acres in accordance with the SPECIFIC PLAN. 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. 27 MAP- ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

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

70. PRIOR TO GRADING FINAL INSPECT

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70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 MAP - ROUGH GRADE APPROVAL

MET

Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

"PRIOR TO GRADING FINAL:

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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT (cont.) RECOMMND
 Inventories."

70.PLANNING. 2 MAP - CULT. RES. MON. REPORT RECOMMND

Prior to grading permit final, the developer/permit holder shall prompt the Archaeologist to submit one copy of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

70.PLANNING. 4 MAP- PALEO MONITORING REPORT RECOMMND

*** No Text Exists For This Condition ***

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BP'S W/O L.U. PRMT RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

EPD DEPARTMENT

80.EPD. 1 MAP - CONSERVATION AREA CHECK RECOMMND

Prior to building permit issuance, building and safety shall transmit an electronic copy of the building plans to the Western Riverside County Regional Conservation Authority (RCA), and the Riverside County Planning Department, Environmental Programs Division (EPD) for review. The RCA shall review the drainage discharge design to ensure that it will not negatively impact the conservation area east of the project boundary. Once the RCA has confirmed that they are satisfied with the design, EPD shall clear this condition.

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80. PRIOR TO BLDG PRMT ISSUANCE

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.

PLANNING DEPARTMENT

80.PLANNING. 1

MAP- MM-4.2-5

RECOMMND

Prior to the issuance of building permits, the Project proponent shall submit energy usage calculations to the Planning Division showing that the Project is designed to achieve 20% efficiency beyond the 2008 California Building Code Title 24 requirements (in the aggregate). Example of measures that reduce energy consumption include, but are not limited to, the following (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 that reduce energy consumption also are 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 electrical hook-ups at loading dock areas;

"Installation of dual-paned or other energy efficient windows;

"Use of interior and exterior energy efficient lighting that exceeds the 2008 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

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80.PLANNING. 1 MAP- MM-4.2-5 (cont.)

RECOMMND

certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; and "Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems.

80.PLANNING. 2 MAP- MM-4.4-1

RECOMMND

Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating Project construction activities shall not occur between the hours of 6:00 p.m. to 6:00 a.m. during the month 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.

80.PLANNING. 3 MAP- ENTRY MONUMENTATION

NOTAPPLY

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit S. 2. The entry monument shall be in substantial conformance to the design guidelines of Planning Areas 4,6,7,9,10,12,14,15,16 and 17 of the SPECIFIC PLAN, as shown in Section IV: Landscape Design Guidelines."

80.PLANNING. 4 MAP- POST GRADING REPORT

RECOMMND

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist and paleontologist were complied with."

80.PLANNING. 5 MAP- SCHOOL MITIGATION

RECOMMND

"PRIOR TO BUILDING PERMITS, impacts to the Temecula Valley Unified School District shall be mitigated in accordance with state law."

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 MAP- PARK PLANS REQ PA22(1) NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 10th Building Permit for Planning Area 17, the park and open space plans for the northern portion of Planning Area 22 (north of Calistoga Drive/Promontory Parkway) shall be submitted for review by Planning and Valley Wide Parks and Recreation as set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the Valley Wide or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

80.PLANNING. 7 MAP- PARK CONST PA22(1) NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 50th building permit for Planning Area 17, the park and open space plans for the northern portion of Planning Area 22 (north of Calistoga Drive/Promontory Parkway) shall be constructed and fully operable.

80.PLANNING. 8 MAP- PARK PLANS REQ PA22(2) NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 89th Residential Building Permit for the SPECIFIC PLAN, the park and open space plans for the southern portion of Planning Area 22 (south of Calistoga Drive/Promontory Parkway) shall be submitted for review by Planning and Valley Wide Parks and Recreation as set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the Valley Wide or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a

PARCEL MAP Parcel Map #: PM33691R1

Parcel: 963-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8 MAP- PARK PLANS REQ PA22(2) (cont.) NOTAPPLY

permanent maintenance mechanism for the park and its facilities.

80.PLANNING. 9 MAP- PARK CONST PA22(2) NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 179th Residential Building Permit for the SPECIFIC PLAN, the park and open space plans for the southern portion of Planning Area 22 (south of Calistoga Drive/Promontory Parkway) shall be constructed and fully operable.

WASTE DEPARTMENT

80.WASTE. 1 MAP - WASTE RECYCLE PLAN (WRP) RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

RCEL MAP Parcel Map #: PM33691R1

Parcel: 963-080-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator
- 2 Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 3 MAP - E STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 5 MAP - R & B B D RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

PARCEL MAP Parcel Map #: PM33691R1

Parcel: 963-080-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Leon Road, Wealth Street, Rich Court, Industry Way and Auld Road.

90.TRANS. 7 MAP - TS/INSTALLATION PH1

RECOMMND

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

Phase 1 (2016)

Signals not eligible for fee credit:

Winchester Road (SR-79) (NS) at:

Auld Road (EW) (signal modification or cash-in-lieu of improvements)

Briggs Road (NS) at:

Auld Road (EW)

Industry Way (NS) at:

Auld Road (EW)

Pourroy Road - West (NS) at:

Auld Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 8 MAP - TS/INSTALLATION PH2

RECOMMND

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

Phase 2 (2019)

CEL MAP Parcel Map #: PM33691R1

Parcel: 963-080-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

MAP - TS/INSTALLATION PH2 (cont.)

RECOMMND

The project proponent may pay cash-in-lieu of improvements if it can be demonstrated that the improvements are not necessary until a later date.

Signals not eligible for fee credit:

Pourroy Road - East (NS) at:

Auld Road (EW) (cash-in-lieu of improvements)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 9

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.
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.7 and 90.TRANS.8 conditions of approval.
- (4) Street sweeping.

WASTE DEPARTMENT

90.WASTE. 1

MAP - WASTE REPORTING FORM

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate

10/22/15
12:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 114

PARCEL MAP Parcel Map #: PM33691R1

Parcel: 963-080-002

90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 1 MAP - WASTE REPORTING FORM (cont.)

RECOMMND

project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - Park Plans req PA22(1)

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 10th Building Permit for Planning Area 17, the park and open space plans for the northern portion of Planning Area 22 (north of Calistoga Drive/Promontory Parkway) shall be submitted for review by Planning and Valley Wide Parks and Recreation as set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the Valley Wide or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - PARK CONST PA22(1)

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 50th building permit for Planning Area 17, the park and open space plans for the northern portion of Planning Area 22 (north of Calistoga Drive/Promontory Parkway) shall be constructed and fully operable.

100.PLANNING. 3 SP - PARK PLANS REQ PA22(2)

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 89th Residential Building Permit for the SPECIFIC PLAN, the park and open space plans for the southern portion of Planning Area 22 (south of Calistoga Drive/Promontory Parkway) shall be submitted for

10/22/15
12:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 115

PARCEL MAP Parcel Map #: PM33691R1

Parcel: 963-080-002

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 SP - PARK PLANS REQ PA22(2) (cont.) NOTAPPLY

review by Planning and Valley Wide Parks and Recreation as set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the Valley Wide or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4 SP - PARK CONST PA22(2) NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 179th Residential Building Permit for the SPECIFIC PLAN, the park and open space plans for the southern portion of Planning Area 22 (south of Calistoga Drive/Promontory Parkway) shall be constructed and fully operable.

Johnson Sedlack

ATTORNEYS at LAW

26785 Camino Seco, Temecula, CA 92590

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Kimberly Foy, Esq.
Kendall Holbrook, Esq.
Carl T. Sedlack, Esq. Retired

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Telephone: 951-506-9925
Facsimile: 951-506-9725

June 12, 2014

Matt Straite
County of Riverside
Planning Department
4080 Lemon Street
Riverside, CA 92502
mstraite@rctlma.org

EMAIL AND US MAIL

RE: Written Request for all Public Notices regarding the French Valley Airport Center Plot Plan No. 25183 and TPM 33671 Revised

Greetings:

Please allow this letter to serve as a written request to receive all notices regarding the French Valley Airport Center Plot Plan No. 25183 and TPM 33671 Revised (the "Project")

This written request is intended to include all public notices issued pursuant to the County of Riverside ordinances, as well as pursuant to the California Environmental Quality Act ("CEQA"), including notice of any CEQA determination regarding the subject Project. This written request is also intended to include any notices of public hearings regarding the Project.

Please send all notices to the following address:

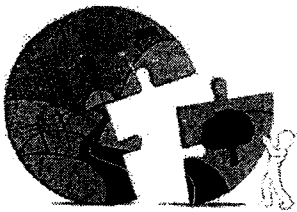
Johnson & Sedlack
26785 Camino Seco
Temecula, CA 92590

Thank you very much for your assistance.

Sincerely,



Raymond W. Johnson
JOHNSON & SEDLACK



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input checked="" 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: PM33691R1 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: French Valley Airport center, LLC E-Mail: joe@edwardproperties.com

Mailing Address: 515 S. Figueroa Street, Suite 1028
s Angeles Street CA 90071
City State ZIP

Daytime Phone No: (213) 891-1928 Fax No: (213) 891-9029

Engineer/Representative's Name: Temecula Engineering Consultants E-Mail: stan.heaton@verizon.net

Mailing Address: 29377 Rancho California Road, Suite 202
Temecula Street CA 92591
City State ZIP

Daytime Phone No: (951) 676-1018 Fax No: (951) 676-2294

Property Owner's Name: French Valley Industrial Dev. E-Mail: joe@edwardproperties.com

Mailing Address: 515 S. Figueroa Street, Suite 1028
Los Angeles Street CA 90071
City State ZIP

Daytime Phone No: (213) 891-1928 Fax No: (213) 891-9029

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

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

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

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.

JOE POON, V.P. _____
PRINTED NAME OF APPLICANT 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.

Joe Poon, Vice President _____
PRINTED NAME OF PROPERTY OWNER(S) 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): 963-080-002

Section: 7 Township: 75 Range: 2W

Approximate Gross Acreage: 82.07

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Jolyn, South of Auld, East of Sky Canyon, West of Leon.

Thomas Brothers map, edition year, page number, and coordinates: 2001, Page 929, B-7

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):

Please see attached document for project description.

Related cases filed in conjunction with this request:

1. Plot plan for Parcel 2 and Parcels 4 & 5 of tentative Parcel Map 33691-Revised no. 1

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

If yes, provide Case No(s). SP265, PP21163, TPM33691, BGR07-0852 (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: All of the Above

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

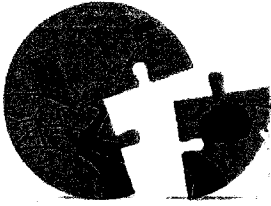
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 1200 feet

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: 0 cy



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: French Valley Airport Center, LLC E-Mail: joe@edwardproperties.com

Mailing Address: 515 S. Figueroa Street, Suite 1028

Los Angeles Street CA 90071

City State ZIP

Daytime Phone No: (213) 891-1928 Fax No: (213) 891-9029

Engineer/Representative's Name: Temecula Engineering Consultants E-Mail: stan.heaton@verizon.net

Mailing Address: 29377 Rancho California Road, Suite 202

Temecula Street CA 92591

City State ZIP

Daytime Phone No: (951) 676-1018 Fax No: (951) 676-2294

Property Owner's Name: French Valley Industrial Dev. E-Mail: joe@edwardproperties.com

Mailing Address: 515 S. Figueroa Street, Suite 1028

Los Angeles Street CA 90071

City State ZIP

Daytime Phone No: (213) 891-1928 Fax No: (213) 891-9029

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.

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

PRINTED NAME OF APPLICANT

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.

Joe Poon, Vice President

PRINTED NAME OF PROPERTY OWNER(S)

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.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 963-080-002

Section: 7 Township: 75 Range: 2W

Approximate Gross Acreage: 25.5

General location (nearby or cross streets): North of Jolyn, South of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Auld _____, East of Sky Canyon _____, West of Leon _____

Thomas Brothers map, edition year, page number, and coordinates: 2001, Page 929, B-7

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

The proposed project consists of 3 parcels- Parcel 2 and Parcels 4 & 5 of Tentative Parcel Map 33691. Single-storied light industrial buildings between 3,000 to 30,000 square feet will be developed on said parcels. Each building on said parcels will be its own parcel and share common driveways with other buildings. Parcel 2 will have 33 units, and parcels 4 & 5 will have 24 units. A master CC&R will be recorded. Additionally, Parcel 2 and Parcels 4 & 5 will have sub-associations governed by their own bylaws and CC&R's.

Related cases filed in conjunction with this request:

1. Parcel Map 33691
2. Improvement plans and R/W dedications for Parcel Map 33691
3. Revised Tentative Map 33691

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

If yes, provide Case No(s). SP265, PP21163,TPM33691, BGR07-0852 (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: All of the Above

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) _____

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

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) 1200 feet

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: (12,700cy) Parcel 2; (9,650cy) Parcels 4 & 5; (22,350cy) total cut

Estimated amount of fill = cubic yards (14,100cy) Parcel 2; (9,650cy) Parcels 4 & 5; (23,750cy) total fill

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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and French Valley Airport Center, LLC, a California Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 963-080-002 ("PROPERTY"); and,

WHEREAS, on August 14, 2012, PROPERTY OWNER filed an application for Plot Plan No. 25183 and Parcel Map No. 33691R1 ("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:
French Valley Airport Center, LLC
Attn: Chi-Hung Joseph Poon
515 S. Figueroa St., No. 1028
Los Angeles, CA 90071

With a copy to:
Temecula Engineering Consultants
29337 Rancho California Rd., Suite 202
Temecula, CA 92591

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

Dated: 9/3/15

PROPERTY OWNER:
French Valley Airport Center, LLC, a California Limited Liability Company

By: Taico Properties, Inc., a California Corporation
Its Sole Member

By: Chi-Hung Joseph Podn
Chi-Hung Joseph Podn
President

Dated: SEPT 1, 2015

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA

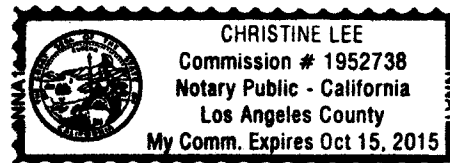
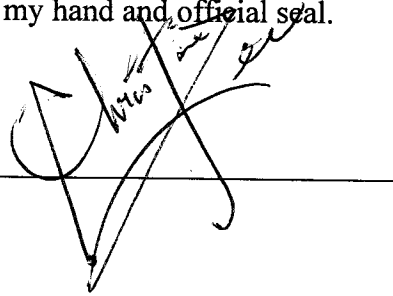
COUNTY OF LOS ANGELES

On September 1, 2015 before me, Christine Lee, Notary Public, personally appeared Chi-Hung Joseph Poon, 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)

.....

Description of Attached Document

Title or Type of Document: Indemnification Agreement
between the County of Riverside and French Valley Airport Center LLC

Number of Pages: 5

Capacity(ies) claimed by Signer(s)

Signer's Name & Title: Chi-Hung Joseph Poon, President of Taico Properties, Inc.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and French Valley Airport Center, LLC, a California Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 963-080-002 ("PROPERTY"); and,

WHEREAS, on March 16, 2011, PROPERTY OWNER filed an application for Plot Plan No. 24885 ("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."

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Attn: Chi-Hung Joseph Poon
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With a copy to:
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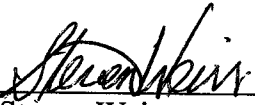
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IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

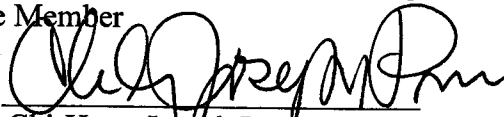
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Steven Weiss
Riverside County Planning Director

Dated: 9.3.15

PROPERTY OWNER:
French Valley Airport Center, LLC, a California Limited Liability Company

By: Taico Properties, Inc., a California Corporation
Its Sole Member

By: 
Chi-Hung Joseph Pooh
President

Dated: SEPT 3, 2015

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA

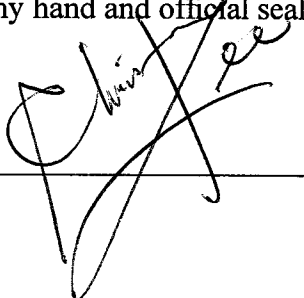
COUNTY OF LOS ANGELES

On September 3, 2015 before me, Christine Lee, Notary Public, personally appeared Chi-Hung Joseph Poon, 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)

.....

Description of Attached Document

Title or Type of Document: Indemnification Agreement
between the County of Riverside and French Valley Airport Center LLC

Number of Pages: 5

Capacity(ies) claimed by Signer(s)

Signer's Name & Title: Chi-Hung Joseph Poon, President of Taico Properties, Inc.

PROPERTY OWNERS CERTIFICATION FORM

I Matt Straite, certify that on 9/15/15
the attached property owners list was prepared by Matt
APN(s) or case numbers PP 25183
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 1500.

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.

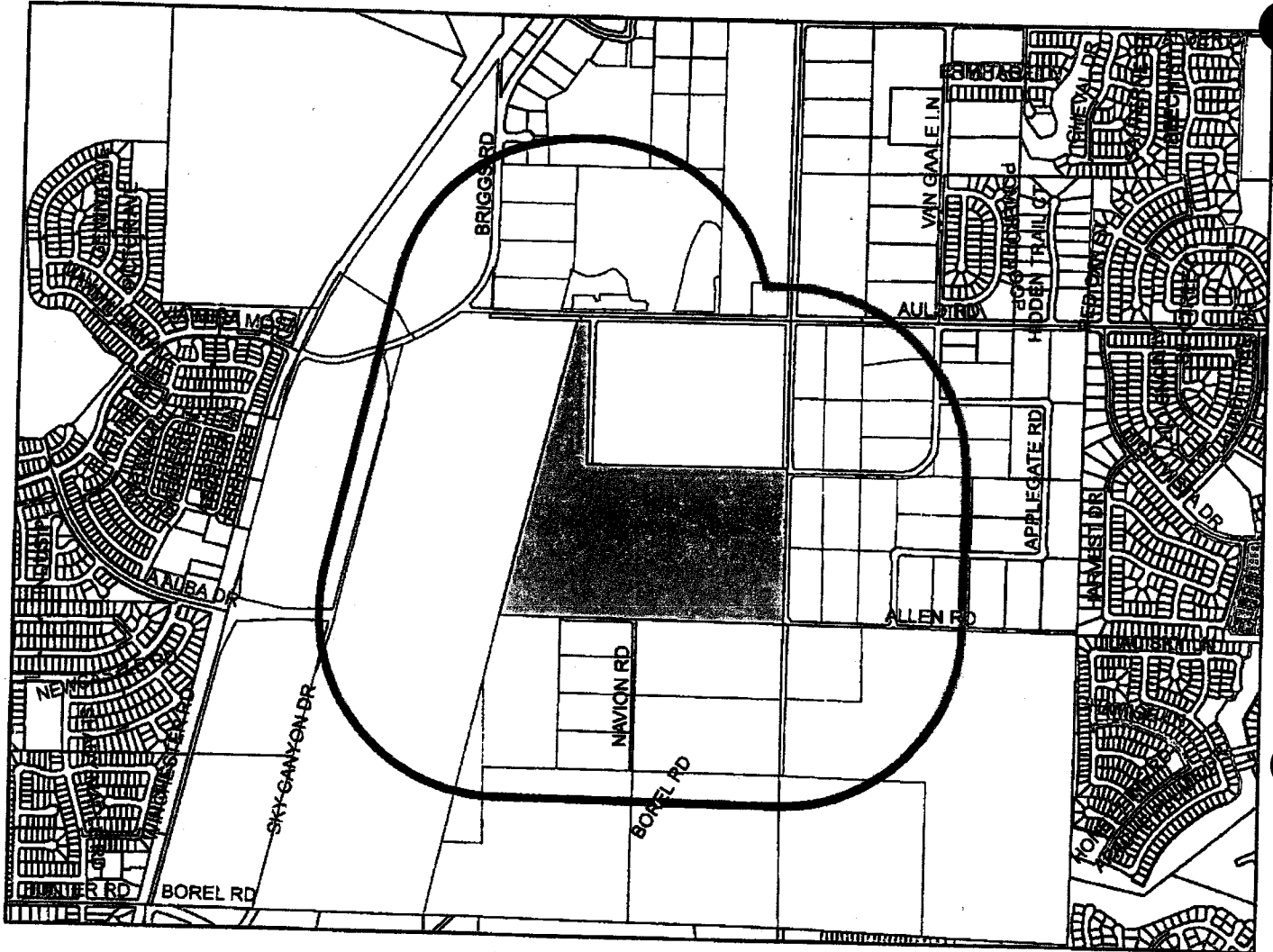
NAME: Matt Straite

TITLE: Planner

ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

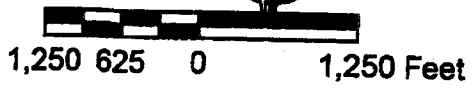
TELEPHONE: _____

PM33691R1/PP25183 (1600 feet buffer)



Selected Parcels

- 963-080-009 963-070-017 963-080-012 964-080-002 964-080-003 963-030-006 964-080-001 963-070-033 963-030-003 963-080-004
- 963-080-005 963-080-006 963-080-007 963-040-013 963-040-004 963-030-010 963-070-022 963-070-029 963-070-030 963-070-035
- 963-070-038 963-070-039 963-070-042 963-070-044 963-070-045 963-080-013 963-040-017 963-040-006 963-050-005 963-070-005
- 963-070-025 963-080-010 963-080-011 963-080-002 963-040-014 963-050-014 963-040-016 963-040-002 963-050-004 963-040-015
- 963-040-001 963-030-005 963-040-003 963-080-003 963-040-011 963-040-012 963-080-008 963-050-012 963-070-005 963-070-006
- 963-050-015 963-070-023 963-050-013 963-070-024 963-050-001 963-070-031 963-010-005 963-050-002 963-050-016 963-030-004
- 963-050-003



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: 963010005, APN: 963010005
SOUTH LEON
P O BOX 1175
SAN JUAN CAPO CA 92693

ASMT: 963040006, APN: 963040006
LISA MCCAMENT, ETAL
2633 DANIEL GLEN
ESCONDIDO CA 92027

ASMT: 963030004, APN: 963030004
WAL MART STORES INC
C/O WAL MART PROP TAX DEPT MS 0555
1301 SE 10TH ST
BENTONVILLE AR 72716

ASMT: 963040011, APN: 963040011
MARY LANSENS, ETAL
37150 VAN GAALE LN
MURRIETA, CA. 92563

ASMT: 963030005, APN: 963030005
MELISSA LIPPERT
39865 CALLE MEDUSA
TEMECULA CA 92591

ASMT: 963040012, APN: 963040012
PENFOLD LADD L ESTATE OF
C/O DEBORAH GRAJCYK
P O BOX 999
TEMECULA CA 92593

ASMT: 963030010, APN: 963030010
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
PO BOX 130878
CARLSBAD CA 92013

ASMT: 963040014, APN: 963040014
GLADYS UHRICH
37161 VAN GAALE LN
MURRIETA, CA. 92563

ASMT: 963040001, APN: 963040001
JUSTICE CENTER PLAZA
6040 S DURANGO DR STE 105
LAS VEGAS NV 89113

ASMT: 963040015, APN: 963040015
JOYCE DAINS
11401 ISLAND MANOR ST
PEARLAND TX 77584

ASMT: 963040003, APN: 963040003
KATHRYN MCNEEL, ETAL
37105 VAN GAALE LN
MURRIETA, CA. 92563

ASMT: 963040016, APN: 963040016
SUSAN CAMERON, ETAL
15935 MT JACKSON
FOUNTAIN VALLEY CA 92708

ASMT: 963040004, APN: 963040004
EVELYN YOCHIM, ETAL
37205 VAN GAALE LN
MURRIETA, CA. 92563

ASMT: 963040017, APN: 963040017
LISA HAAGSMA, ETAL
5021 E BEAR MOUNTAIN BLV
BAKERSFIELD CA 93307

ASMT: 963050001, APN: 963050001
SHAANA CALLIES
31045 VAN GAALE LN
MURRIETA, CA. 92563

ASMT: 963050014, APN: 963050014
AGNES GAERTNER, ETAL
45620 CALLE CUERO
TEMECULA CA 92590

ASMT: 963050002, APN: 963050002
THERESA NUNNARO
29676 AVENIDA DE CORTEZ
SUN CITY CA 92586

ASMT: 963050015, APN: 963050015
RENAAT BERTHELS
C/O HENRY VAN GAALE
36687 VAN GAALE LN
WINCHESTER CA 92596

ASMT: 963050003, APN: 963050003
CYNTHIA THOMPSON, ETAL
39252 WINCHESTER 107 372
MURRIETA CA 92563

ASMT: 963050016, APN: 963050016
DENISE BRANT, ETAL
37430 LEON RD
MURRIETA, CA. 92563

ASMT: 963050004, APN: 963050004
JOE ROE
P O BOX 875
JOLON CA 93928

ASMT: 963070006, APN: 963070006
REISUNG ENTERPRISES INC
9675 LA JOLLA FARMS RD
LA JOLLA CA 92037

ASMT: 963050005, APN: 963050005
DOROTHY BURTNES
37465 APPLE GATE RD
MURRIETA, CA. 92563

ASMT: 963070017, APN: 963070017
ADVANCED CARDIOVASCULAR SYSTEM INC
C/O TAX DIVISION D367 AP6D
100 ABBOTT PARK RD
ABBOTT PARK IL 60064

ASMT: 963050012, APN: 963050012
RANDOLPH REYES
675 WILSON PL
MONTEREY PARK CA 91754

ASMT: 963070022, APN: 963070022
COUNTY OF RIVERSIDE
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI
3410 10TH STREET STE 400
RIVERSIDE CA 92501

ASMT: 963050013, APN: 963050013
RONALD FAISST, ETAL
37430 APPLGATE RD
MURRIETA CA 92563

ASMT: 963070023, APN: 963070023
ROLLING FRITO LAY SALES INC
C/O TAX DEPT GMA
3131 S VAUGHN WAY STE 301
AURORA CO 80014



ASMT: 963070024, APN: 963070024
SHIRLEY SABA, ETAL
41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 963080007, APN: 963080007
CATHY HARNEY, ETAL
3167 VISTA DEL RIO
FALLBROOK CA 92028

ASMT: 963070025, APN: 963070025
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

ASMT: 963080008, APN: 963080008
KARL HESPER, ETAL
P O BOX 667
WOODLAND HILLS CA 91365

ASMT: 963070031, APN: 963070031
SILVER HILLS INTERNATIONAL
P O BOX 455
VAN VLECK TX 77482

ASMT: 963080009, APN: 963080009
20 ACRES FRENCH VALLEY
27431 W ENTERPRISE CIR
TEMECULA CA 92590

ASMT: 963070033, APN: 963070033
A BOREL, ETAL
36371 BRIGGS RD
MURRIETA CA 92563

ASMT: 963080011, APN: 963080011
FLEMING FRENCH VALLEY
C/O FRED FLEMING
16782 OAK VIEW DR
ENCINO CA 91436

ASMT: 963070045, APN: 963070045
COUNTY OF RIVERSIDE
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI
3403 10TH STREET STE 400
RIVERSIDE CA 92501

ASMT: 963080012, APN: 963080012
ALEXANDER BOREL
37760 BOREL ST
MURRIETA CA 92563

ASMT: 963080002, APN: 963080002
FRENCH VALLEY AIRPORT CENTER
C/O EDWARD PROPERTIES
515 S FIGUEROA ST NO 1028
LOS ANGELES CA 90071

ASMT: 963080013, APN: 963080013
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 963080003, APN: 963080003
H FLYNN, ETAL
P O BOX 982
RANCHO SANTA FE CA 92067

ASMT: 964080001, APN: 964080001
RAY BOREL, ETAL
17775 LONG HOLLOW RD
CORNING CA 96021



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ATTN: Patrick Richardson, Director of
Planning & Development
City of Temecula
41000 Main St.
Temecula, CA 92590

Waste Resources Management,
Riverside County
Mail Stop 5950

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

ATTN: General Manager
French Valley Airport
37552 Winchester Rd.
Murrieta, CA 92563

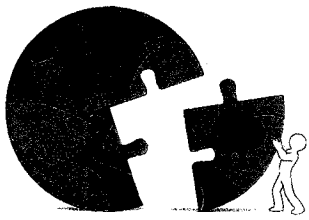
ATTN: Jeff Kubel
Sheriff's Department, Riverside County
30755-A Auld Road
Murrieta, CA 92563

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

Verizon
9 South 4th St.
Redlands, CA 92373

Ray Johnson
26785 Camino Seco
Temecula CA 92590





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

PP25183 and PM33691R1

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

SCH#2014051011

State Clearinghouse Number (if submitted to the State Clearinghouse)

French Valley Airport Center, LLC

Project Applicant

515 S. Figueroa Street, Suite No. 1028

Address

The proposed project is located northerly of Jolyn Road, southerly of Auld Road, easterly of Sky Canyon Road and westerly of Leon Avenue.

Project Location

PLOT PLAN NO. 25183 proposes the development of a business/industrial park for single-story light industrial office buildings, comprised of 57 units and ranging from 3,000 to 30,000 square feet and with a combined gross floor area of 331,003 square feet. As shown in Exhibit A, parcel 2 is proposing 15 single-story light industrial structures between 3,000 and 30,000 square feet, consisting of 33 individual units, 6 basins, parking, trash enclosures and access drive isles. Parcels 4 and 5 (the east side of the of the project), the applicant is proposing 10 single-story light industrial structures between 3,000 and 30,000 square feet, consisting of 26 individual units, 4 basins, parking, trash enclosures and access drive isles. TENTATIVE PARCEL MAP NO. 33691R1, as conjunctive with the Plot Plan, proposes a Schedule G subdivision to divide 82.74 acres into 11 parcels for office/business and resides within Planning Area (PA) No. 2 of the Borel Airpark Center Specific Plan (SP265A1).

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

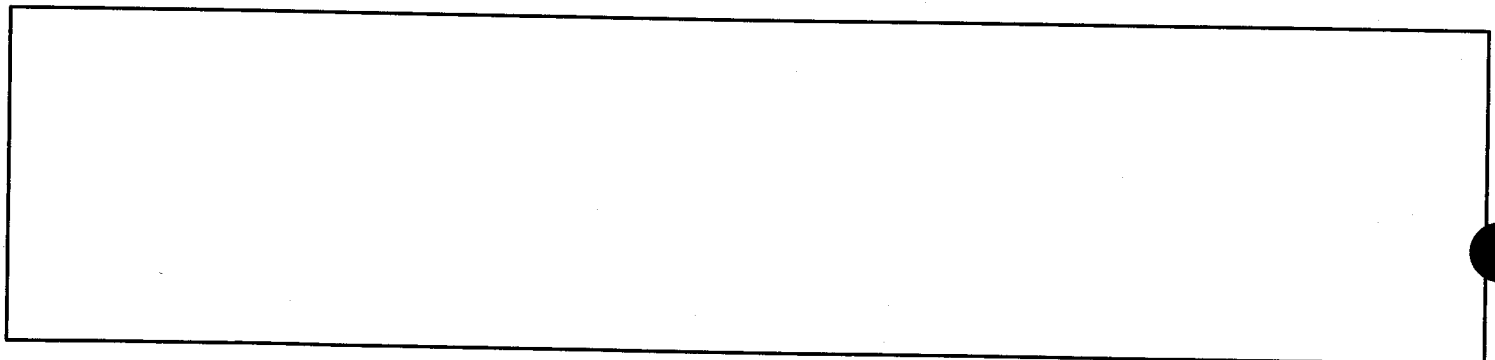
Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____



Please charge deposit fee case#: ZEIR00539 ZCFG 05908

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: FRENCH VALLEY AIRPORT CENTER \$3,069.75
paid by: CK 2374
EA42533
paid towards: CFG05908 CALIF FISH & GAME: DOC FEE
at parcel: 30985 WEALTH ST TEM
appl type: CFG3

By _____ Jul 21, 2015 13:15
MGARDNER posting date Jul 21, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$3,069.75

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

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DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	AMOUNT
10/22/15	0010102112		PE Riverside	2 x 81 Li	234.90
<p>Invoice text: PH: FAST TRACK PLOT PLAN NO. 25183; TPM</p>					
					<p>RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS 2015 OCT 30 PM 12: 54</p>
					<p><i>Planning 16-1 of 11/03/15</i></p>
Legal Advertising Invoice					<p>BALANCE DUE 234.90</p>

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NAME	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Maria Tinajero 951-368-9225	10/22/2015	1100141323	1100141323	BOARD OF SUPERVISORS

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234.90	0010102112	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

The Press-Enterprise
File 1555
1801 W Olympic Blvd
Pasadena. CA 91199-1555

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: PH: FAST TRACK PLOT PLAN NO. 25183; TPM

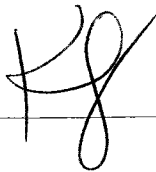
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

10/22/2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Oct 22, 2015

At: Riverside, California



BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010102112-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK PLOT PLAN AND A TENTATIVE PARCEL MAP IN THE RANCHO CALIFORNIA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 3, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Joe Poon, French Valley Airport Center, LLC - Stan Heaton, Temecula Engineering Consultants, on **Fast Track Plot Plan No. 25183 (FTA 2012-03)**, which proposes to develop a business/industrial park for single-story light industrial office buildings, comprised of 57 units and ranging from 3,000 to 30,000 square feet and with a combined gross floor area of 331,003 square feet; and **Tentative Parcel Map No. 33691R1**, Schedule G, which proposes to subdivide 82.74 acres into 11 parcels for office/business and residences within Planning Area (PA) No. 2 of the Borel Airpark Center Specific Plan (SP265A1) ("the project"). The project is located northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue in the Rancho California - Southwest Area Plan, Third Supervisorial District.

The Planning Department approved the project, found that the environmental effects have been addressed and recommended the certification of **Environmental Impact Report No. 539**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstraite@rcfima.org.

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

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 19, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

10/22

RECEIVED RIVERSIDE COUNTY
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2015 OCT 30 PM 12: 54

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK PLOT PLAN AND A TENTATIVE PARCEL MAP IN THE RANCHO CALIFORNIA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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Dated: October 19, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-1 of 11/03/15

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK PLOT PLAN AND A TENTATIVE PARCEL MAP IN THE RANCHO CALIFORNIA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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Dated: October 19, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CLERK OF THE BOARD OF SUPERVISORS
RIVERSIDE COUNTY
2015 OCT 22 PM 12:02

16-1 of 11/03/15

PUBLIC HEARING NOTICE
This may affect your property
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



ATTN: General Manager
French Valley Airport
37552 Winchester Rd.
Murrieta, CA 92563

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2015 NOV -2 PM 12: 02

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92502114747 *0017 1322-23-45

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Larry Markh

Address: 41635 Enterprise Cir N, Sta B
(only if follow-up mail response requested)

City: Temecula Zip: 92590-5614

Phone #: 909 322 8482

Date: 11.3.15 Agenda # 16-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.