

Legend

- Compatibility Zones**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Boundary Lines**
- Airport Influence Area Boundary
 - Airport Property Line
 - City Limits

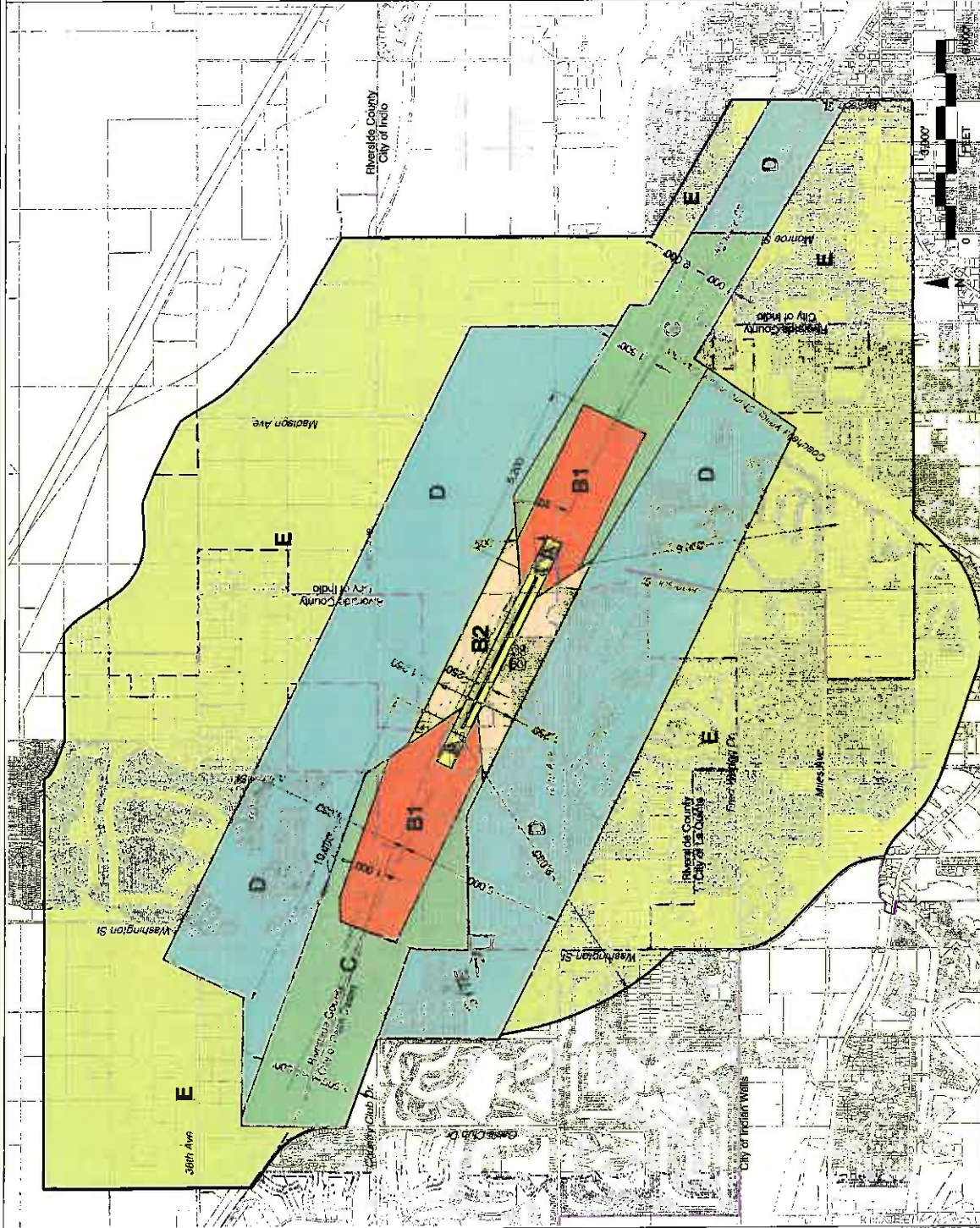
NOTE
 Southwestern edge of Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airport projection criteria (PART Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map.

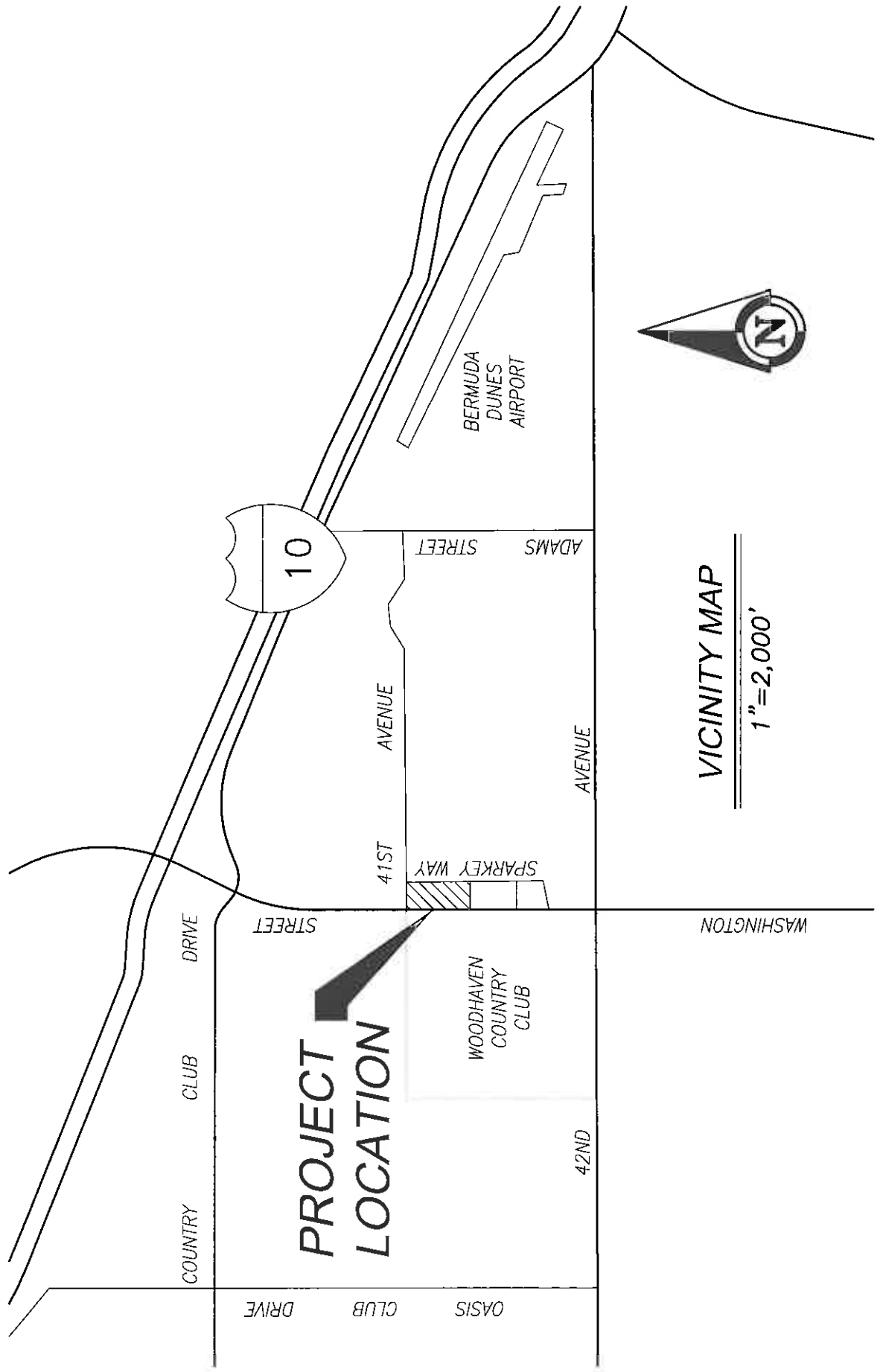
Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted December 2004)

Map BD-1

Compatibility Map
 Bermuda Dunes Airport

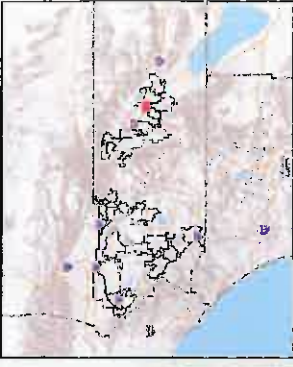


VICINITY MAP JFK MEDICAL FACILITY



VICINITY MAP
1" = 2,000'

My Map



Legend

- RCLIS Parcels
- Cemap
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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

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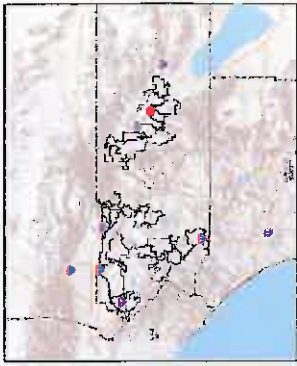
© Riverside County TLMA GIS



0 1,536 3,073 Feet



My Map



Legend

- RCLIS Parcels
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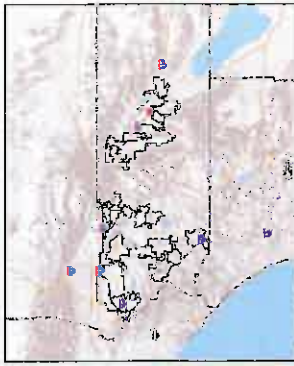
0 768 1,536 Feet



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© Riverside County TLMA GIS

My Map



Legend

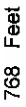
- RCLIS Parcels
- Cemap
- roads
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- HWY
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0 384 768 Feet



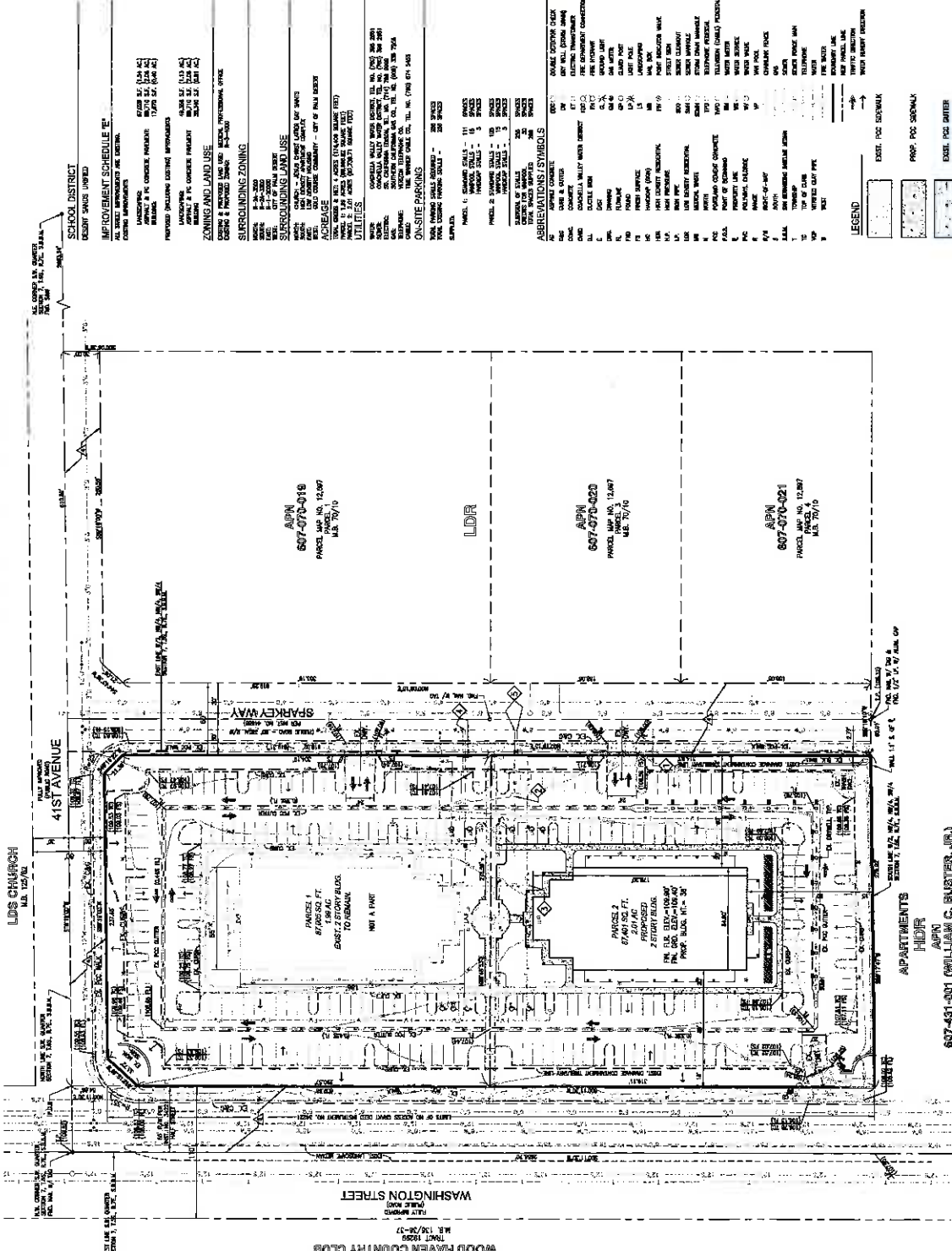


Getting around
Show: Traffic - Bicycling

Directions

WEST SIDE VIEW
VIEW FROM WEST LOOKING

TENTATIVE PARCEL MAP NO. 36837 IN THE COUNTY OF RIVERSIDE



SCHOOL DISTRICT
COUNTY SCHOOLS DISTRICT
ALL STREET IMPROVEMENTS ARE EXISTING.
CONCRETE IMPROVEMENTS ARE EXISTING.
SCHOOL DISTRICT

IMPROVEMENT SCHEDULE #1
CONCRETE IMPROVEMENTS ARE EXISTING.
CONCRETE IMPROVEMENTS ARE EXISTING.
CONCRETE IMPROVEMENTS ARE EXISTING.

ZONING AND LAND USE
APPLICABLE ZONING: R-1
APPLICABLE LAND USE: RESIDENTIAL SINGLE-FAMILY

SURROUNDING ZONING
R-1
R-1
R-1

SURROUNDING LAND USE
SINGLE-FAMILY RESIDENTIAL
SINGLE-FAMILY RESIDENTIAL
SINGLE-FAMILY RESIDENTIAL

ACREAGE
TOTAL GROSS ACRES: 12.867
TOTAL NET ACRES: 12.867
TOTAL IMPROVED ACRES: 12.867

UTILITIES
WATER: EXISTING
SEWER: EXISTING
GAS: EXISTING
ELECTRICITY: EXISTING

ON-SITE PARKING
MINIMUM PARKING REQUIRED: 200 SPACES
PROPOSED PARKING: 200 SPACES

ABBREVIATIONS/SYMBOLS
SOLID LINE: PROPERTY BOUNDARY
DASHED LINE: EASEMENT
DOTTED LINE: SETBACK

LEGEND
EASEMENT: EXIST. POC. EASEMENT
PROPOSED: POC. EASEMENT
EASEMENT: EXIST. POC. EASEMENT

TRIBUTARY DRAINAGE AREA:
1. COINED IN THE PROPERTY TO DRY WELLS 3.39 AC
2. SHEET FLOW TO THE STREETS 4.0-5.1 AC

SPECIAL NOTES:
1. ALL OF THE LOTS ARE TO BE DELETED.
2. THE LOTS ARE TO BE DELETED.
3. THE LOTS ARE TO BE DELETED.

APARTMENTS
607-431-001 (WILLIAM C. BRUNSTEN, JR.)
TRACT NO. 2344
LOT 10
A.C. 7.1177

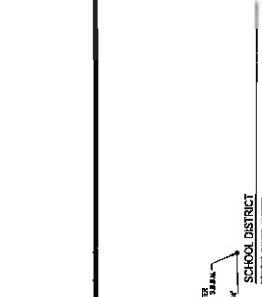
WOOD HAVEN COUNTRY CLUB
TRACT 18
TRACT NO. 18299
A.C. 130.28-37

LDS CHURCH
A.C. 125.741

APARTMENTS
607-470-016
PARCEL MAP NO. 12,867
A.C. 79.710

APARTMENTS
607-470-020
PARCEL MAP NO. 12,867
A.C. 79.710

APARTMENTS
607-470-021
PARCEL MAP NO. 12,867
A.C. 79.710



DATE PREPARED: 08/14/2014
BY: [Name]
FOR: [Name]

LAND OWNER: [Name]
APPLICANT: [Name]

TENTATIVE MAP STATEMENT:
THE TENTATIVE MAP SHOWS THE EXISTING CONTIGUOUS OWNERSHIP OF THE LAND SUBJECT.

ASSESSOR'S PARCEL NUMBERS:
[List of parcel numbers]

LEGAL DESCRIPTION:
ALL THE CORNER REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
[Detailed legal description]

PROPERTY DESCRIPTION:
[Detailed description of the property]

ASSUMPTIONS:
[List of assumptions]

REMARKS:
[List of remarks]

PREPARED BY: [Name]
DATE: [Date]

FOR: [Name]
DATE: [Date]

SCALE: 1" = 40'
DATE: [Date]

PROJECT LOCATION:
[Map showing project location]

DATE PREPARED: 08/14/2014
BY: [Name]
FOR: [Name]

LAND OWNER: [Name]
APPLICANT: [Name]

TENTATIVE MAP STATEMENT:
THE TENTATIVE MAP SHOWS THE EXISTING CONTIGUOUS OWNERSHIP OF THE LAND SUBJECT.

ASSESSOR'S PARCEL NUMBERS:
[List of parcel numbers]

LEGAL DESCRIPTION:
ALL THE CORNER REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
[Detailed legal description]

PROPERTY DESCRIPTION:
[Detailed description of the property]

ASSUMPTIONS:
[List of assumptions]

REMARKS:
[List of remarks]

PREPARED BY: [Name]
DATE: [Date]

FOR: [Name]
DATE: [Date]

SCALE: 1" = 40'
DATE: [Date]

COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP
NO. 36837

AS SHOWN
1 OF
1 SHEETS

AMERICAN ENGINEERS & ARCHITECTS CONSULTING ENGINEERS
[Address and contact information]

APPROVED: [Signature]
DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

IMPROVEMENT SCHEDULE 'E' & 'H'

LANDING: 67'00" x 51' (34.5 AC)
LANDING: 67'00" x 48' (32.4 AC)
LANDING: 67'00" x 45' (30.3 AC)
LANDING: 67'00" x 42' (28.2 AC)
LANDING: 67'00" x 39' (26.1 AC)
LANDING: 67'00" x 36' (24.0 AC)
LANDING: 67'00" x 33' (21.9 AC)
LANDING: 67'00" x 30' (19.8 AC)
LANDING: 67'00" x 27' (17.7 AC)
LANDING: 67'00" x 24' (15.6 AC)
LANDING: 67'00" x 21' (13.5 AC)
LANDING: 67'00" x 18' (11.4 AC)
LANDING: 67'00" x 15' (9.3 AC)
LANDING: 67'00" x 12' (7.2 AC)
LANDING: 67'00" x 9' (5.1 AC)
LANDING: 67'00" x 6' (2.9 AC)
LANDING: 67'00" x 3' (0.8 AC)

ZONING AND LAND USE
ZONING: R-1 (RESIDENTIAL SINGLE-FAMILY)
LAND USE: SINGLE-FAMILY RESIDENTIAL

SURROUNDING ZONING
ZONING: R-1 (RESIDENTIAL SINGLE-FAMILY)

ACREAGE
TOTAL: 120.00 AC
LANDING: 120.00 AC

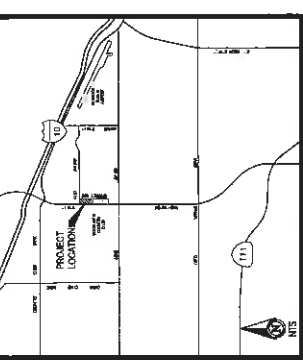
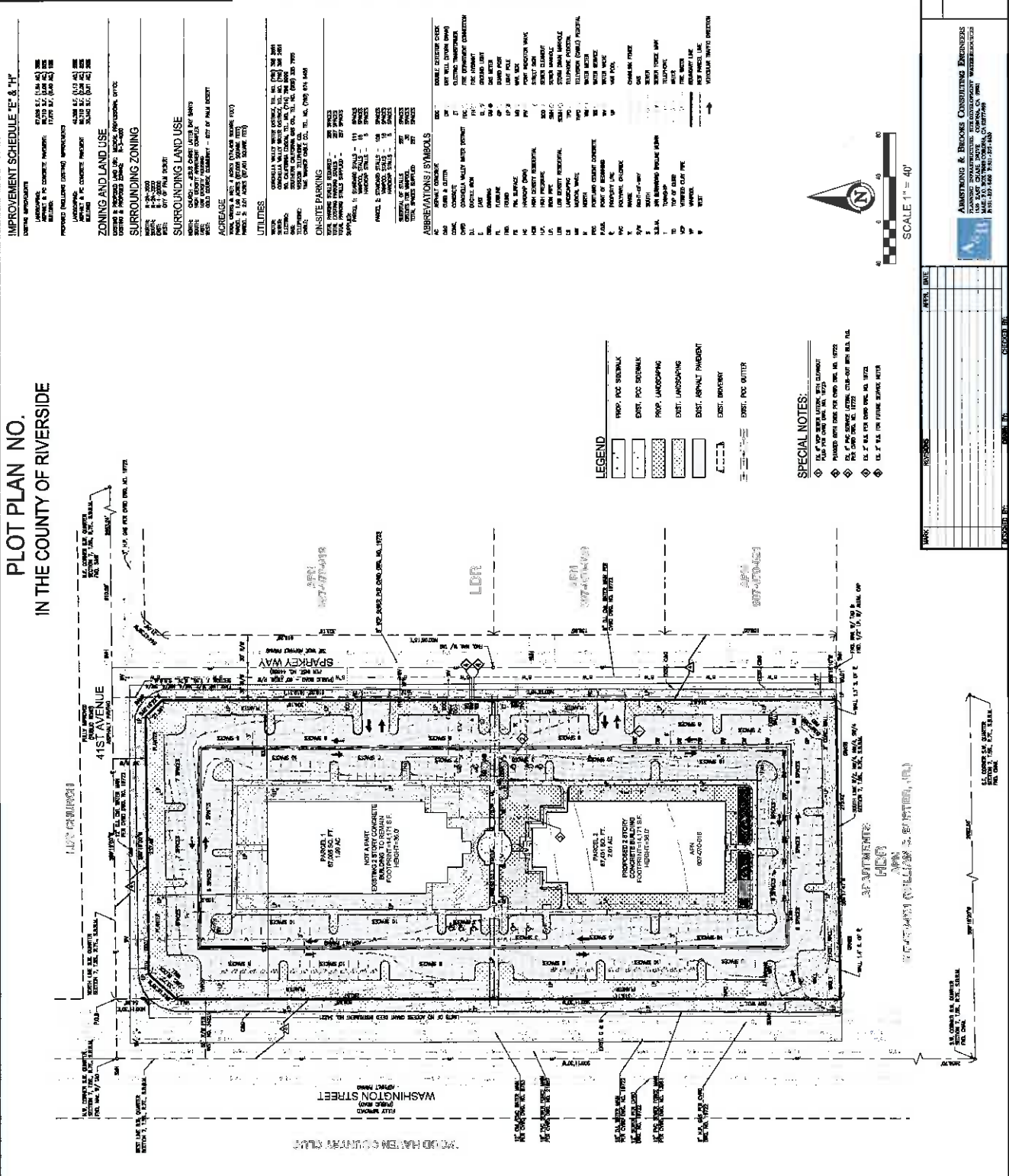
UTILITIES
WATER: 12" DUCTILE IRON PIPE
SEWER: 12" DUCTILE IRON PIPE
GAS: 8" BLACK IRON PIPE
ELECTRIC: 4" PVC CONDUIT

ON-SITE PARKING
TOTAL: 10 SPACES

ABBREVIATIONS/ SYMBOLS
AC: ADJUSTED CURVE
AD: ADJUSTED DISTANCE
ADJ: ADJUSTED AREA

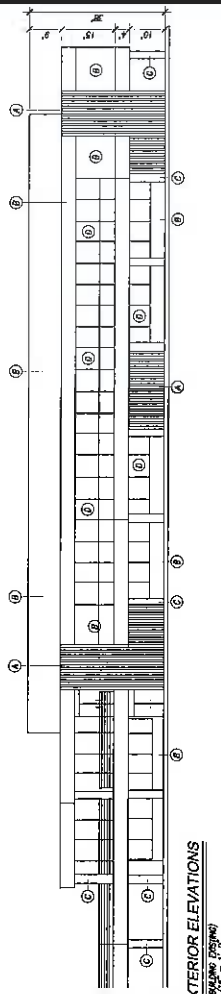
LEGEND
PROP. PDC SIDEWALK
PROP. PDC SIDEWALK
PROP. LANDSCAPING
PROP. LANDSCAPING
PROP. ASPHALT PAVEMENT
PROP. ASPHALT PAVEMENT

SPECIAL NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

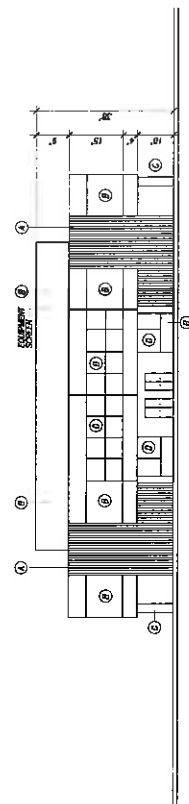


APPLICANT/DEVELOPER
LAND OWNER
DATE PREPARED
ASSESSOR'S PARCEL NUMBERS
LEGAL DESCRIPTION
PROJECT DESCRIPTION
SOURCE OF TOPOGRAPHY
GEOLOGIC HAZARD A LIKELIHOOD ASSESSMENT
FLOOD PLAN
SCHOOL DISTRICT

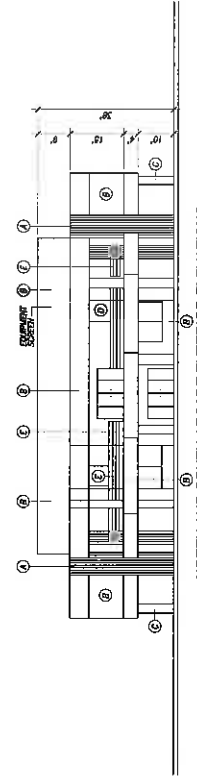
County of Riverside Plot Plan No. 1 of 2 sheets. Includes title block and project information.



1 WEST AND EAST EXTERIOR ELEVATIONS
 (NORTH ARROW POINTING UP)
 SCALE 1/8" = 1'-0"



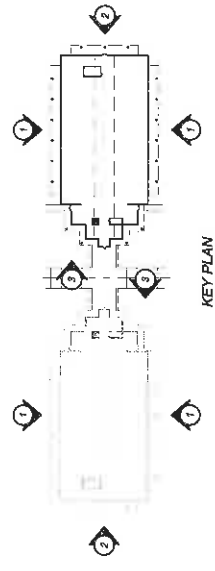
2 NORTH AND SOUTH END EXTERIOR ELEVATIONS
 SCALE 1/8" = 1'-0"



3 NORTH AND SOUTH ARCADE EXTERIOR ELEVATIONS
 SCALE 1/8" = 1'-0"

- BUILDING MATERIALS SCHEDULE**
- ① MASONRY, 8" X 8" X 16 LINTS, VERTICAL REEBED REINFORCED, PAINTED.
 - ② CEMENT PLASTER, MACHINE APPLIED TROWEL FINISH, PAINTED.
 - ③ FORMED CONCRETE COLUMNS, COATED WITH MACHINE APPLIED TROWEL CEMENT PLASTER, PAINTED.
 - ④ REFLECTIVE, GLASS INSULATING, INSULATED THERMO-PANE SAFETY GLASS.
 - ⑤ THERMAL, STEEL SAFETY GLASS, 9" O.C. PAINTED.

OWNER AND APPLICANT
 WASHINGTON STREET BUSINESS PARK
 23127 LA BROWNE WAY, SUITE 100
 LAGUNA HILLS, CA 92653
 (714) 715-9999



KEY PLAN
 SCALE NONE

PRELIMINARY FLOOR PLAN
 FOR
WASHINGTON STREET BUSINESS PARK
 BERMIJADA DUNES COMM.
 RIVERSIDE COUNTY

PREPARED BY:

ARMSTRONG & BROOKS CONSULTING ENGINEERS
 PLANNING, ARCHITECTURAL, CIVIL, ENVIRONMENTAL, WATER & WASTEWATER
 1000 WEST 17TH AVENUE, SUITE 100, DENVER, CO 80202
 (303) 733-1800 FAX (303) 733-1801

SCALE:
 SHEET: _____
 OF: _____



December 1, 2014

Jay Olivas, Project Planner
Riverside County Planning Department
77588 El Duna Court, Suite H
Palm Desert, CA 92211

RE: Plot Plan (PP) No. 25686
Proposal: The Plot Plan proposes a medical office building (87,000 square feet)
APN: 607-070-018

Dear Mr. Olivas:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of 41st Avenue, east of Washington Street, and west of Sparkey Way, in the Western Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

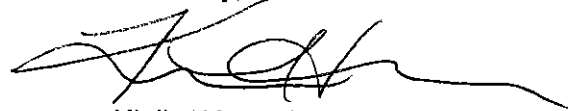
For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

Sincerely,



Kinika Hesterly
Urban Regional Planner II



January 15, 2015

TO: Jay Olivas, Project Planner

FROM: Steven Hinde, REHS, CIH, Senior Industrial Hygienist

RE: Tentative Parcel Map No. 36837/ Plot Plan No. 25686 (Medical offices)

A noise study is not required based upon the submitted diagram showing a significant distance to the nearest sensitive receptors. However, they still need to follow:

1. Facility-related noise, **as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard). No playing soccer after 10:00 p.m.
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

Please contact Steve Hinde if you have any questions.



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

December 3, 2014

File: 0163.1
0421.1
0721.1
~~1150.11~~
Geo. 050707-3
PZ 14-5971
1150.011

Jay Olivas
Riverside County Planning Department
77588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: TPM 36837—Plot Plan No. 25686, EA 42732

This letter supersedes Coachella Valley Water District's (CVWD's) letter dated October 7, 2014 (copy enclosed).

The proposed subdivision of TPM 36837 or new two-story building for PP 25686 does not conflict with CVWD stormwater facilities.

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Since the stormwater issues of this development are local drainage, CVWD does not need to review drainage design further.



The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

This development is subject to the County's Landscape Ordinance which was adopted in accordance with the State's Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1374. The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review prior to installation. This review is intended to promote efficient water management. However, by reviewing the plans, CVWD does not represent or warrant any amount of water or financial savings.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan

include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Carrie Oliphant
Engineering Services Manager

Enclosure/1/as

cc: Majeed Farshad (with enclosure)
Riverside County
Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

Alan French (with enclosure)
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mark Abbott (with enclosure)
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Omni West Group, Inc. (with enclosure)
23187 La Cadena Drive, Suite 102
Laguna Hills, CA 92653

SL: k\FEng\Dev Srvs\2014\Dec\TPM 36837



Established in 1918 as a public agency

Coachella Valley Water District

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Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesey - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

October 7, 2014

File: 0163.1

0421.1

0721.1

1150.11

Geo. 050707-3

PZ 14-5847

Wendell Bugtai
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Bugtai:

Subject: TPM 36837, 41120 Washington St. (APN 607-070-018)

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

The Riverside County (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of runoff from the 100-year storm.

Since the stormwater issues of this development are local drainage, Coachella Valley Water District (CVWD) does not need to review drainage design further.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the map as lots and/or easements to be deeded to CVWD for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Wendell Bugtai
Riverside County Planning Department

2

October 7, 2014

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

This development is subject to the County's Landscape Ordinance which was adopted in accordance with the State's Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1374. The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review. This review is for ensuring efficient water management.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,

Carrie Oliphant

Carrie Oliphant
Engineering Services Manager

cc: Majeed Farshad
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Michael Mistica, MBA
County of Riverside, Department of Environmental Health
Land Use and Water Resources Program
3880 North Lemon St., Suite 200
Riverside, CA 92501

OMNI Washington St., Medical LLC
23187 La Cadena Drive, Suite 102
Laguna Hills, CA 92653

SL: ms\Eng\Dev Svcs\2014\Oct\Dev Review TPM 36037.doc

Community Council Advisory Project Review Report—Fourth District Planning Projects

Council: BERNDA DUES Address: 4120 WASHINGTON ST
Meeting date: 5/14/15 Cross streets: 41ST STREET
Project name: JFK MEMORIAL Parcel number(s): 607-070-08
Case number: MAP 36837 AP 3686

Advisory Action (number of votes): 4 Support NOT Support Abstain 1 Absent Continue to

Advisory Motion

1. CHECK DECEL LANE ON WASHINGTON STREET.

Advisory Discussion, Comments and Recommendations

Date: 5/14/15 Signature: Donna Hubert

Print name and title: Donna Hubert, Secretary

Supervisor's Comments

Directions: The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.

Bermuda Dunes Community Council Agenda and Minutes

6:00 p.m. Thursday, May 14, 2015

Bermuda Dunes Community Center 78-400 Avenue 42, Bermuda Dunes, CA 92203

- I. **Pledge of Allegiance**
- II. **Roll Call-** Jeff Wattenbarger not present
- III. **Approval of the Minutes** – Approved as Presented
- IV. **Councilmember Reports and Comments** - None
- V. **Staff Reports:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
 1. Office of Supervisor John J. Benoit – Joe Pradetto, 760-863-8211, jpradetto@rcbos.org

Short falls in the Sheriff and Fire Departments due to increased salaries. Being audited.

A new Land Use Ordinance will outlaw turf grass in front yards – only desert landscaping Will be allowed

Vacation Rental Ordinance – In Progress

Joe suggested people with particular problems write him a note

Desert Recreation District will begin running our BD Community Center

Manny Marrujo and Courtney Gadblan will share responsibilities

Manny's # 760 564 9921, Courtney's # 760 347 4263
 2. Sheriff's Department – Lt. Johnny Rodriguez, 760-863-990, jrodrigu@riversidesheriff.org

Gave Report. Mail theft has increased in Bermuda Dunes
 3. CAL Fire – Battalion Chief Eddy Moore, 760-540-1878, eddy.moore@fire.ca.gov

Not Present
 4. Code Enforcement – Francisco Mendez, 760-393-3344, fmendez@retlma.org

Not Present

5. Other Departments

VI. **New Business:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.

1. Project: JFK Medical Office Building – Parcel Map 36837
 - a. Recommendation:
 - b. Background:
 - c. Location: 41120 Washington Street, Indio, CA (Southeast Corner of Washington St. and 41st Ave.)
 - d. APN Number(s) 607-070-018
 - e. Planning Department Case Number(s): Parcel Map 36837 & Plot Plan 25686
 - f. Status within Riverside County Planning office: Land Development Committee (LDC) date December 11, 2014
 - g. County Planner: Jay Olivas, 760-863-7050, jolivas@rctlma.org
 - h. Zoning/General Plan (GP) Designation: R-3-4000, Medical Professional Office
 - i. Will you be requesting a zone/GP designation change? No
 - j. Total square feet of building(s)? 30,192 SF Gross, 24,186 SF leasable
 - k. An ADVISORY ACTION/VOTE of Community Council members is required before Director's Hearing (DH), Planning Commission (PC) or Board of Supervisor (BOS) reviews.
 - l. Contact information for the developer making the presentation
 1. Kip Dubbs – Omni West Group, 949.215.9790 ext. 242 office, 714-336-2433 cell, kdubbs@omniwestgroup.com website: <http://www.omniwestgroup.com/>

ACTION: Approved, Vote 4 yes, 1 absent

2. Direction: Overlay Revise
 - a. Recommendation: Discuss direction for pursuing revisions to the Overlay.
 - b. Background: At the March 12, 2015, Bermuda Dunes Community Council meeting, council members requested an item to discuss revising the Bermuda Dunes Neighborhood Preservation Overlay Standards (Overlay). The Overlay provides enhanced code enforcement standards for the community of Bermuda Dunes. This includes stricter standards for parking, yard maintenance and street appearances than what applies to other unincorporated communities.

Public opinion on the Overlay appears to be split. Some residents have criticized the Overlay for being too relaxed, while others consider it overly strict.

The language of the Overlay ordinance may be reviewed here: https://www.municode.com/library/ca/riverside_county/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.292BEDUNEPROVZO.

ACTION: Joe advised that the Supervisor has suggested that we wait on this as it is very expensive and had been voted down several years ago.

Joe also suggested that anyone with specific issues, please contact him via email or phone.

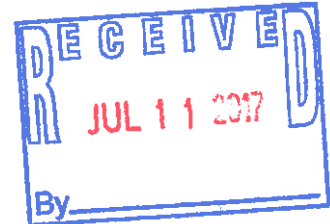
3. Direction: Median Maintenance Assessment
 - a. Recommendation: Discuss and provide direction for pursuing an assessment district to fund median improvements and maintenance.
 - b. Background: In 2009 residents voted down a proposal to create and maintain decorative street signs, community entrance signs, landscaped medians and a park. Since then, the median on certain parts of Avenue 42 have gone without a dedicated funding source for improvements and maintenance. A group of residents recently wrote to Supervisor Benoit requesting improved landscaping in the medians. This item is going to the community council to gauge interest in pursuing an assessment district to pay for the requested improvements.

ACTION: Joe was directed by BDCC Council to proceed forward with median assessment for desert maintenance and plants. This will also include the proposed park where the Desert Christian School is now located.

4. Announcement: The Coachella Valley Irrigated Lands Coalition will hold a workshop to help owners and operators of irrigated land to comply with the new order. The workshop will be from 3 – 5 p.m., Tuesday, June 16, 2016, at CVWD's Forbes Auditorium (51501 Tyler Street, Coachella, CA). Contact Lorrie Cooper at 760 837-7901 or admin@CVILC.ag for more information.
 - a. Background: The Colorado River Basin Regional Water Control Board (CRBRWCB) issued an order requiring owners and operators of irrigated (canal & well) lands larger than 5 acres to develop a groundwater monitoring plan. These plans can be developed by individuals or by a coalition on behalf a large group of individuals. Failure to comply with the order could result in up to a \$1,000 per day fine.

July 3, 2017

RIVERSIDE PLANNING DEPARTMENT
ATTN: Jay Olivas
P.O. Box 1409
Riverside, CA 92502-1409



RE: Tentative Parcel Map No 36836/Plot Plan No 25686

Dear Mr. Olivas,

I just recently found out that there is a plan to build a two-story medical office building at 41st Ave and Washington Street and Sparkey Way with approximately 287 parking spaces.

We have lived in Woodhaven Country Club since 1989. During this time the traffic flow and speed of traffic has increased to a point that we can no longer safely use the front entrance. We have to wait several minutes up to 10 minutes or more to feel safe negotiate leaving into or out of the complex. With the new development of a medical center and extra parking spaces we feel that a signal light should be installed at the entrance of Woodhaven Country Club so we can have accessibility to leave the complex without the potential of a severe auto mishap.

I would hope that you take this into strong consideration because at this point with the current traffic flow as is this will only generate more problems from this new addition.

Thank you for your consideration.

Sincerely,

Marilyn and Sidney Olinger
41650 Woodhaven Drive West
Palm Desert, CA 92211
Molinger1@aol.com
760-360-9195



W

JO

**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

CC004595

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP
- REVISIED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: *Pm36837*

DATE SUBMITTED: *10/10/14*

APPLICATION INFORMATION

Applicant's Name: Kip Dubbs

E-Mail: kdubbs@omniwestgroup.com

Mailing Address: 23187 La Cadena Dr, Ste. 102

	<i>Street</i>		<i>92653</i>
<i>Laguna Hills,</i>	<i>California</i>		
<i>City</i>	<i>State</i>		<i>ZIP</i>

Daytime Phone No: (949) 215 9790 Fax No: (949) 215 9798

Engineer/Representative's Name: Bill Brooks, P.E. - Armstrong & Brooks Engineer E-Mail: bill@armstrongbrooks.com

Mailing Address: P.O. Box 78088

	<i>Street</i>		<i>92877-9998</i>
<i>Corona</i>	<i>California</i>		
<i>City</i>	<i>State</i>		<i>ZIP</i>

Daytime Phone No: (951) 372 8400 Fax No: (951) 372 8430

Property Owner's Name: Omni Washington Street Medical, LLC E-Mail: kdubbs@omniwestgroup.com

Mailing Address: 231 La Cadena Dr., Ste 102

	<i>Street</i>		<i>92653</i>
<i>Laguna Hills</i>	<i>California</i>		
<i>City</i>	<i>State</i>		<i>ZIP</i>

Daytime Phone No: (949) 215 9790 Fax No: (949) 215 9798

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

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Kip Dubbs

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.

Omni Washington Street Medical, LLC

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): 607-070-018

Section: 7 Township: 5S Range: 7E

Approximate Gross Acreage: 4 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Easthaven Road, South of 41st Avenue, East of Aparkey Way, West of Washington St

Thomas Brothers map, edition year, page number, and coordinates: 2007, pg 819, GRD - F4

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):

Proposed Final Map & Monumentation to split APN 607-070-018 into two (2) parcels.

Related cases filed in conjunction with this request:

Plot Plan No. 13317 - 1992

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

If yes, provide Case No(s). Plot Plan No. 13317 - 1992 (Parcel Map, Zone Change, etc.)

EA No. (if known) EA 36340 EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: Preliminary Water Quality Management Plan

Is water service available at the project site: Yes No

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

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

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: Future Pad - Balance earthwork: Cut 600 C.Y.

Estimated amount of fill = cubic yards Fill 600 C.Y.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 30,000 sq. ft.

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

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

Santa Ana River Santa Margarita River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

Owner/Representative (1) _____ Date 8-18-14

Owner/Representative (2) _____ Date _____



RIVERSIDE COUNTY COMMUNITY HEALTH AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

ENVIRONMENTAL PROTECTION & OVERSIGHT DIVISION

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE: 10 October
TRACT / PARCEL MAP NO.: 36837
APN: 607-070-018

PARCELS / LOTS: 2
ZONING: R-3-4000 (Medical Professional Office)
MAP SCHEDULE: R H

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

THE Coachella Valley WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED October 7, 2014

ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.

NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(SCHEDULE C, D, E, F, G)

INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

CONNECTION TO Coachella Valley Water District SEWER SYSTEM AS PER LETTER DATED October 7, 2014

ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, _____ DATED _____ HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: _____

ENVIRONMENTAL HEALTH SPECIALIST

Received by:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Kip Dubbs

Contact Person: Kip Dubbs E-Mail: kdubbs@omniwestgroup.com

Mailing Address: 23187 La Cadena Dr. Ste. 102
Street
Laguna Hills, CA 92653
City State ZIP

Daytime Phone No: (949) 215-9790 Fax No: ()

Engineer/Representative Name: Bill Brooks, P.E.

Contact Person: Bill Brooks E-Mail: bill@armstrongbrooks.com

Mailing Address: P.O. Box 78088
Street
Corona, CA 92877
City State ZIP

Daytime Phone No: (951) 372-8400 Fax No: ()

Property Owner Name: Omni Washington Street Medical, LLC

Contact Person: Kip Dubbs E-Mail: kdubbs@omniwestgroup.com

Mailing Address: 23187 La Cadena Dr Ste. 102
Street
Laguna Hills, CA 92653
City State ZIP

Daytime Phone No: (949) 215-9790 Fax No: ()

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APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Kip Dubbs

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 607-070-018

Approximate Gross Acreage: 4 acres

General location (nearby or cross streets): North of _____, South of
Ave 41, East of Washington, West of Sparkey Way

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Medical Office Building

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): R-3-4-000 Zone

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	28,489	38'	2	Medical Office	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	28,711	38'	2	Medical Office
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		



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



Juan C. Perez
Director of Transportation and Land Management Agency

Carolyn Syms Luna
Director,
Planning Department

Patricia Romo
Assistant Director,
Transportation Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Interim Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Omni Washington Street Medical, LLC hereafter "Applicant" and Omni Washington Street Medical, LLC "Property Owner".

Description of application/permit use:

Proposed Tentative Parcel Map 36831 & PLOT PLAN for
APN 607-070-01R

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 607-070-018

Property Location or Address:

2. PROPERTY OWNER INFORMATION:


Property Owner Name: Omni Washington Street Medical, LLC Phone No.: 949-215-9790 ext. 242
 Firm Name: _____ Email: kdubbs@omniwestgroup.com
 Address: 23187 La Cadena Drive, Suite 102
Laguna Hills, CA 92653

3. APPLICANT INFORMATION:

Applicant Name: Omni Washington Street Medical, LLC Phone No.: 949-215-9790 Ext. 242
 Firm Name: _____ Email: kdubbs@omniwestgroup.com
 Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 09/19/14
 Print Name and Title: Kip Dubbs-Manager

Signature of Property Owner:  Date: 09/19/14
 Print Name and Title: Kip Dubbs-Manager

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Omni Washington Street Medical, LLC, a Delaware Limited Liability Company registered in the State of California (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 607-070-018 (“PROPERTY”); and,

WHEREAS, on October 10, 2014, PROPERTY OWNER filed an application for Parcel Map No. 36837 and Plot Plan No. 25686 (“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:
Omni West Group, Inc.
Attn: Kip Dubbs
23187 La Cadena Dr., Ste. 102
Laguna Hills, CA 92653

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

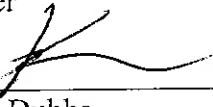
By: 
~~Steven Weiss~~ **CHARISA LENCH**
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL
BY:  5/15/12
MELISSA R. CUSHMAN DATE

Dated: 7/12/17

PROPERTY OWNER:
Omni Washington Street Medical, LLC, a Delaware Limited Liability Company

By: OWG Washington, LLC, a Delaware Limited Liability Company
Its Manager

By: 
Kip Dubbs
Manager

Dated: 3-02-17

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On 3/2/17 before me, Leslie Marie Dey, Notary Public
(Here insert name and title of the officer)

personally appeared Kip Dubbs
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.

Leslie Marie Dey
Notary Public Signature



(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Indemnification Agreement
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 5 Document Date 3/2/17

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)

Other Manager

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on May 11, 2017,

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

APN (s) or case numbers PM36837 / PP25686 For

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

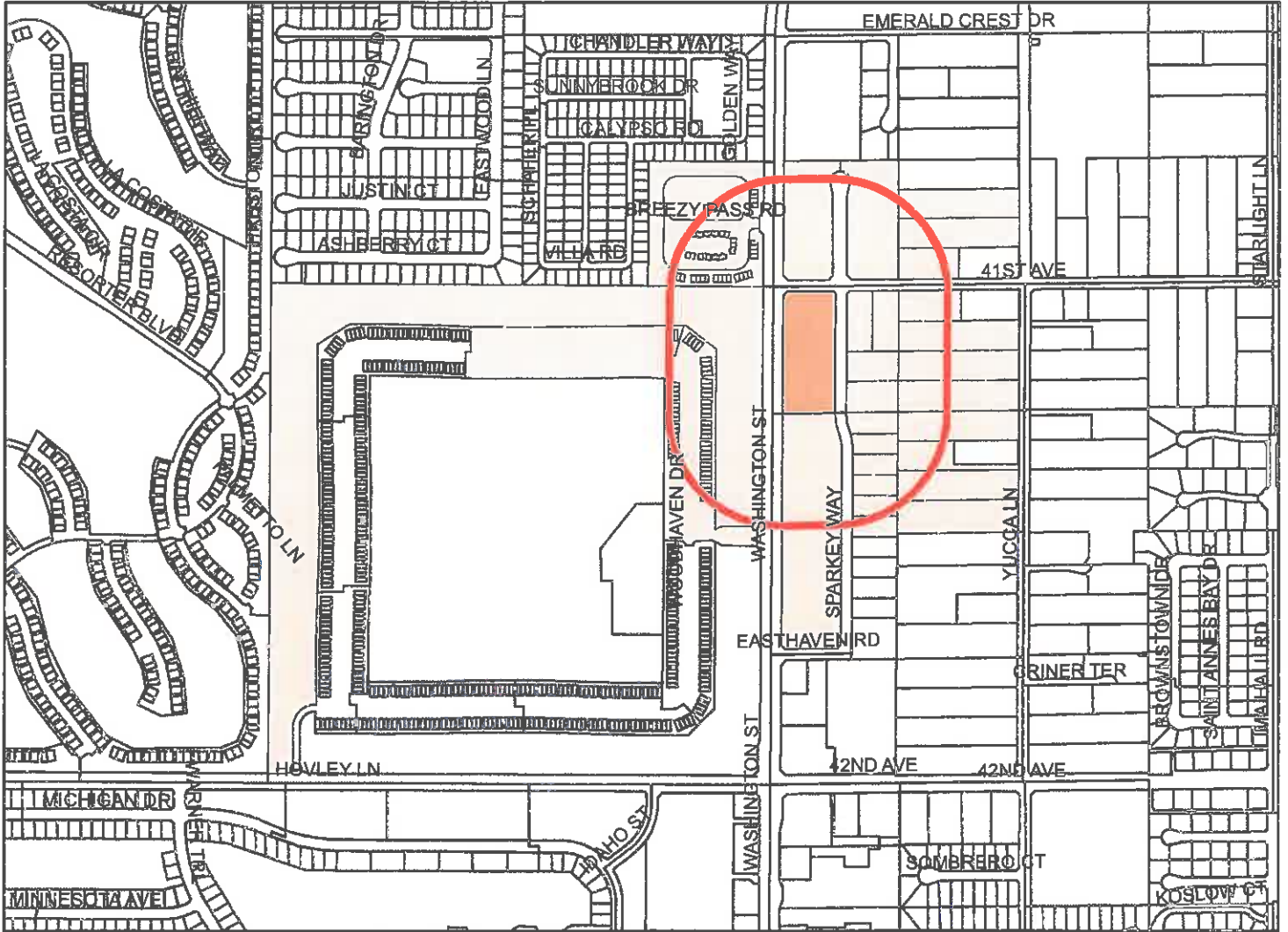
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

PM36837/PP25686 (600 feet buffer)



Selected Parcels

632-101-035	632-081-002	632-101-045	632-101-049	632-081-060	632-081-065	632-081-073	632-081-074	632-081-071	607-432-006
632-081-014	632-101-057	632-101-048	607-090-009	632-101-028	632-101-017	607-040-078	607-070-008	632-081-012	607-070-015
607-070-010	632-101-051	632-081-003	632-081-016	632-101-037	632-101-044	607-070-002	632-101-032	632-101-029	607-431-001
607-090-006	607-432-003	632-101-042	607-070-019	607-040-046	632-101-039	632-101-034	632-101-023	632-101-058	632-101-053
632-103-080	632-101-050	632-101-056	632-081-070	632-101-047	607-070-021	632-101-025	607-432-004	632-081-063	632-081-066
632-081-001	632-101-024	632-101-033	607-432-002	632-101-015	632-101-020	632-101-026	632-101-031	632-081-059	632-081-011
632-081-067	632-101-038	632-101-016	632-101-027	632-101-014	607-070-020	607-040-039	632-081-007	632-081-056	607-432-001
632-101-040	632-101-054	632-081-039	632-101-055	632-101-060	607-090-008	632-101-021	632-081-019	632-081-005	632-101-059
632-081-010	607-070-018	632-081-061	632-081-054	632-101-018	607-432-005	632-081-053	632-081-055	632-081-064	632-101-019
607-070-009	607-090-010	632-103-001	632-081-006	632-101-030	632-081-022	632-081-043	632-081-072	632-081-104	632-081-004
632-081-009	632-081-015	632-081-017	632-081-018	632-081-021	632-081-041	632-081-057	632-081-062	632-081-069	632-081-075
632-081-068	632-081-020	607-040-038	632-101-036	632-081-013	632-081-042	632-101-043	632-101-022	607-040-079	632-081-076

First 120 parcels shown



825 412.5 0 825 Feet

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

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

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

TENTATIVE PARCEL MAP NO. 36837/PLOT PLAN NO. 25686 – Intent to Adopt a Negative Declaration – Owner/Applicant: Omni Washington Street Medical, LLC – Engineer/Representative: A&B Consulting Engineers – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Office (CD-CO) (0.25 – 1.00 Floor Area Ratio) – Location: Southerly of 41st Avenue, easterly of Washington Street, and westerly of Sparkey Way – 4.17 Acres – Zoning: General Residential – 4,000 sq. ft. (R-3-4000) – **REQUEST:** Tentative Parcel Map proposes to subdivide four (4) acres into two (2) parcels (Schedule H) of approximately two (2) acres each containing an existing two-story medical office building (14,171 sq. ft. footprint, 28,489 sq. ft. rentable/leasable space) on proposed Parcel 1 up to approximately 38 feet in height, and, Plot Plan proposes a new two-story medical office building (14,171 sq. ft. footprint, 28,711 sq. ft. rentable/leasable space) up to approximately 38 feet in height on proposed Parcel 2, with overall site containing approximately 287 parking spaces (257 spaces, 30 vanpool credits), with drainage facilities and landscaping. (Quasi-Judicial)

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **JULY 17, 2017**
PLACE OF HEARING: PALM DESERT PERMIT CENTER
77-588 EL DUNA CT., SUITE H
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

ASMT: 607040038, APN: 607040038
JUANA LAWSON, ETAL
88 740 AVENUE 70TH
THERMAL CA 92274

ASMT: 607070009, APN: 607070009
EL RITA CHASE, ETAL
41800 WASHINGTON B 105 632
BERMUDA DUNES CA 92203

ASMT: 607040039, APN: 607040039
FLORA ABARCA, ETAL
42305 EVEREST DR
INDIO CA 92203

ASMT: 607070010, APN: 607070010
TANIA DIAZ, ETAL
82546 TIVOLI CT
INDIO CA 92203

ASMT: 607040046, APN: 607040046
JESSIE OU, ETAL
78180 AVENUE 41
BERMUDA DUNES CA 92203

ASMT: 607070015, APN: 607070015
MICHELLE ADAMS, ETAL
78143 41 AVE
BERMUDA DUNES CA 92203

ASMT: 607040078, APN: 607040078
CORP OF PRES OF CH OF JESUS CHRIST LDS
50 E NORTH TEMPLE
SALT LAKE CITY UT 84150

ASMT: 607070018, APN: 607070018
OMNI WASHINGTON STREET MEDICAL
23187 LA CADENA DR NO 102
LAGUNA HILLS CA 92653

ASMT: 607040079, APN: 607040079
AMAL ZAKY, ETAL
3417 PALO VISTA DR
RCH PALOS VERDES CA 90275

ASMT: 607070019, APN: 607070019
ELVIA JUAREZ
41020 SPARKEY WAY
BERMUDA DUNES CA 92203

ASMT: 607070002, APN: 607070002
LORA POE, ETAL
78157 AVENUE 41
BERMUDA DUNES CA 92203

ASMT: 607070020, APN: 607070020
SHAUNA BASK, ETAL
P O BOX 196
FAIRVIEW AB CANADA T0H1L0

ASMT: 607070008, APN: 607070008
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 607070021, APN: 607070021
PARTS LTD, ETAL
41210 SPARKEY WAY
INDIO, CA. 92203

ASMT: 607090006, APN: 607090006
LINDA CRAMLET, ETAL
41289 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 607432003, APN: 607432003
ANNETTE DEBOER, ETAL
41370 SPARKEY WAY
BERMUDA DUNES CA 92203

ASMT: 607090008, APN: 607090008
KENNEDY ROCKER, ETAL
41385 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 607432004, APN: 607432004
JAMES DEWYER
41410 SPARKEY WAY
INDIO, CA. 92201

ASMT: 607090009, APN: 607090009
LAURICE ELKINS, ETAL
41441 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 607432005, APN: 607432005
MIKA AMATO, ETAL
P O BOX 1334
TEHACHAPI CA 93581

ASMT: 607090010, APN: 607090010
LEANNE POST, ETAL
41363 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 607432006, APN: 607432006
ARLENE CASTRO, ETAL
41490 SPARKEY WAY
BERMUDA DUNES CA 92203

ASMT: 607431001, APN: 607431001
EASTHAVEN PARTNERSHIP
C/O WILLIAM C BUSTER JR
1399 COLTON AVE STE 5
REDLANDS CA 92374

ASMT: 632081001, APN: 632081001
YVETTE LAU, ETAL
P O BOX 3593
THOUSAND OAKS CA 91359

ASMT: 607432001, APN: 607432001
MARILUZ INIGUEZ
P O BOX 1555
INDIO CA 92202

ASMT: 632081002, APN: 632081002
AMY GOLAN, ETAL
1046 CHIPPEWA CT
WALNUT CREEK CA 94598

ASMT: 607432002, APN: 607432002
VICKIE KEARNEY, ETAL
41330 SPARKEY WAY
BERMUDA DUNES CA 92201

ASMT: 632081003, APN: 632081003
DAVID MEJIA
40887 WHIRLING WIND DR
PALM DESERT, CA. 92211

ASMT: 632081005, APN: 632081005
YEE WAH TSE, ETAL
7948 MEADOWOOD DR
BURNABY BC CANADA V5A4E5

ASMT: 632081014, APN: 632081014
AUBREY WESTON
40865 BREEZY PASS RD
PALM DESERT, CA. 92211

ASMT: 632081006, APN: 632081006
RIYAD NEHLAWI
246 MORGAN RANCH RD
GLENDDORA CA 91741

ASMT: 632081016, APN: 632081016
DAWN RIDZ
10675 CALLE MAR DE MARIPOS
SAN DIEGO CA 92130

ASMT: 632081007, APN: 632081007
MARIA REINHARDT
12201 MULHOLLAND DR
BEVERLY HILLS CA 90210

ASMT: 632081019, APN: 632081019
MIRZA ALIJEVIC
40951 BREEZY PASS RD
PALM DESERT, CA. 92211

ASMT: 632081010, APN: 632081010
VALORIE LONG, ETAL
35 20966 77A AVE
LANGLEY BC CANADA V2Y0K9

ASMT: 632081020, APN: 632081020
RUSSELL CLARKE
35450 PEGASUS CT
PALM DESERT CA 92211

ASMT: 632081011, APN: 632081011
JASMINA DESTANOVIC, ETAL
25362 PACIFICA AVE
MISSION VIEJO CA 92691

ASMT: 632081039, APN: 632081039
MICHAEL JANKOWSKI
40880 WHIRLING WIND DR UNIT D
PALM DESERT, CA. 92211

ASMT: 632081012, APN: 632081012
SARAH EDWARDS, ETAL
595 HOLLYDELL RD
KELOWNA BC CANADA V1X1Z9

ASMT: 632081040, APN: 632081040
WILLIAM PATERSON
11 2088 WINFIELD DR
ABBOTSFORD BC
CANADA V3G3C3

ASMT: 632081013, APN: 632081013
SUSAN KOLON
7968 UBEDA CIR
HUNTINGTON BEACH CA 92648

ASMT: 632081042, APN: 632081042
ANITA REOS, ETAL
306 7TH ST
HUNTINGTON BEACH CA 92648

ASMT: 632081054, APN: 632081054
INGRID RUANE, ETAL
5606 W 79TH ST
LOS ANGELES CA 90045

ASMT: 632081064, APN: 632081064
RAUL PORRAS
40920 BREEZY PASS RD NO D
PALM DESERT CA 92211

ASMT: 632081055, APN: 632081055
PEGAH PROP
5333 UNIVERSITY DR
IRVINE CA 92612

ASMT: 632081065, APN: 632081065
ARIS STAMBOLIAN
2999 E OCEAN BLV NO 610
LONG BEACH CA 90803

ASMT: 632081056, APN: 632081056
MARIAN GALLEGOS
40850 BREEZY PASS RD UNIT D
PALM DESERT, CA. 92211

ASMT: 632081066, APN: 632081066
DEBORAH LEICHT, ETAL
47 CHAPMAN RD SE
CALGARY AB CANADA T2R3X1

ASMT: 632081058, APN: 632081058
BARBARA BRADLEY, ETAL
41570 SPARKEY WAY
BERMUDA DUNES CA 92203

ASMT: 632081067, APN: 632081067
KIAN FATTAHI
1217 E 6TH ST
LOS ANGELES CA 90021

ASMT: 632081059, APN: 632081059
JILL BROOKS, ETAL
78275 CLOUD VIEW WAY
LA QUINTA CA 92253

ASMT: 632081068, APN: 632081068
MARIA BAUTISTA, ETAL
40970 BREEZY PASS RD UNIT D
PALM DESERT, CA. 92211

ASMT: 632081061, APN: 632081061
PATRICIA GOODMAN
78815 LIMA
LA QUINTA CA 92253

ASMT: 632081070, APN: 632081070
HEBA FANGARY
44089 ORAN CT
PALM DESERT CA 92260

ASMT: 632081063, APN: 632081063
JENELL FONTES
40900 BREEZY PASS RD UNIT A
PALM DESERT, CA. 92211

ASMT: 632081071, APN: 632081071
ANZHELA STAMBOLIAN, ETAL
2999 E OCEAN BLV NO 6
LONG BEACH CA 90803

ASMT: 632081074, APN: 632081074
ARIS STAMBOLIAN
2999 E OCEAN NO 610
LONG BEACH CA 90803

ASMT: 632101017, APN: 632101017
LINDA WALKER, ETAL
4532 RANCHGROVE DR
IRVINE CA 92604

ASMT: 632081076, APN: 632081076
PAMELA EVANS, ETAL
78611 KENTIA PALMS DR
PALM DESERT CA 92211

ASMT: 632101018, APN: 632101018
MARIE RUGG, ETAL
725 PALM DR
GLENDALE CA 92211

ASMT: 632081104, APN: 632081104
ROYAL PALMS CONDOMINIUM ASSN
C/O PINO VITTI
5505 CANCHA DE GOLF
RANCHO SANTA FE CA 92091

ASMT: 632101019, APN: 632101019
CAROL CARR, ETAL
41233 E WOODHAVEN DR
PALM DESERT, CA. 92211

ASMT: 632100010, APN: 632100010
WOODHAVEN COUNTRY CLUB HOMEOWNERS ASS
41555 WOODHAVEN DR EST
PALM DESERT CA 92211

ASMT: 632101020, APN: 632101020
ANN PAPPAS, ETAL
5554 LITTLEBOW RD
RANCHO PALOS VERDES CA 90275

ASMT: 632101014, APN: 632101014
CAROL LONG, ETAL
3142 WALKER LEE DR
LOS ALAMITOS CA 90720

ASMT: 632101021, APN: 632101021
SEDA GASPARI, ETAL
342 N ALFRED ST
LOS ANGELES CA 90048

ASMT: 632101015, APN: 632101015
JOHN NORTON
NO 201
6000 N OAK TRAFFIC WAY
KANSAS CITY MO 64118

ASMT: 632101022, APN: 632101022
VALERIE SCARDINA, ETAL
31081 VIA CONSUELO
COTO DE CAZA CA 92679

ASMT: 632101016, APN: 632101016
MARILYN NELSON, ETAL
41275 E WOODHAVEN DR
PALM DESERT, CA. 92211

ASMT: 632101023, APN: 632101023
LILIANE SAAB, ETAL
41177 E WOODHAVEN DR
PALM DESERT, CA. 92211

ASMT: 632101024, APN: 632101024
CHRISTINE BLAIR, ETAL
3558 WINDGARDEN CV
MEMPHIS TN 38125

ASMT: 632101031, APN: 632101031
BARBARA OCONNOR, ETAL
3202 COBBLESTONE DR
SANTA ROSA CA 95404

ASMT: 632101025, APN: 632101025
JUDY BRENNAN, ETAL
41147 E WOODHAVEN DR
PALM DESERT, CA. 92211

ASMT: 632101032, APN: 632101032
DOUGLAS WIDDUP
77757 N WOODHAVEN DR
PALM DESERT CA 92260

ASMT: 632101026, APN: 632101026
DEBORAH GIBSON, ETAL
23046 MARIANO ST
WOODLAND HILLS CA 91367

ASMT: 632101033, APN: 632101033
MARGARET COMFORT, ETAL
41056 E WOODHAVEN DR
PALM DESERT, CA. 92211

ASMT: 632101027, APN: 632101027
PATRICIA FARRINGTON, ETAL
2239 COLONIAL CT
DISCOVERY BAY CA 94505

ASMT: 632101034, APN: 632101034
GEORGE RUMBERGER, ETAL
12619 SW BARBERRY DR
BEAVERTON OR 97008

ASMT: 632101028, APN: 632101028
CAROL COOVER
41103 E WOODHAVEN DR
PALM DESERT, CA. 92211

ASMT: 632101035, APN: 632101035
ADA NUCKELS
41080 E WOODHAVEN DR
PALM DESERT, CA. 92211

ASMT: 632101029, APN: 632101029
MARIA KUNAC, ETAL
P O BOX 1294
LA JOLLA CA 92038

ASMT: 632101036, APN: 632101036
SHARON SLOAN, ETAL
11683 LA COLINA RD
SAN DIEGO CA 92131

ASMT: 632101030, APN: 632101030
CARROLL STONER, ETAL
41022 E WOODHAVEN DR
PALM DESERT CA 92211

ASMT: 632101037, APN: 632101037
LINDA ALBERTS, ETAL
69 SPEARGRASS BLV P O BOX 506
CARSELAND AB
CANADA T0J0M0

ASMT: 632101038, APN: 632101038
LAURA SANCHEZ, ETAL
1207 CASA DEL REY DR
LA HABRA HEIGHTS CA 90631

ASMT: 632101045, APN: 632101045
ANN ECKERSALL
41220 E WOODHAVEN DR
PALM DESERT, CA. 92211

ASMT: 632101039, APN: 632101039
JOANNE ARNOLD, ETAL
19 SILVERSIDE DR
E ST PAUL MB CANADA R2E0M9

ASMT: 632101046, APN: 632101046
WILLIAM LEE
197 BOARSTALL LN
DANIELS WV 25832

ASMT: 632101040, APN: 632101040
MARY DUFFY
950 OASIS DR
TORRANCE CA 90502

ASMT: 632101047, APN: 632101047
ILENE VOGT
210 N DIANTHUS ST
MANHATTAN BEACH CA 90266

ASMT: 632101041, APN: 632101041
ROSE MARY V TRUST, ETAL
6311 HILLSIDE DR
YORBA LINDA CA 92686

ASMT: 632101048, APN: 632101048
DOLORES CARR, ETAL
41262 E WOODHAVEN DR
PALM DESERT, CA. 92211

ASMT: 632101042, APN: 632101042
JOANNE CLARK, ETAL
830 CHENEY CT
LODI CA 95242

ASMT: 632101049, APN: 632101049
APRIL BLANKFORT
3635 7TH AVE NO 14F
SAN DIEGO CA 92103

ASMT: 632101043, APN: 632101043
GLORIA WILTRAKIS, ETAL
41192 E WOODHAVEN DR
PALM DESERT, CA. 92211

ASMT: 632101050, APN: 632101050
MARY FASULO, ETAL
59 TAXCO CT
SIMI VALLEY CA 93065

ASMT: 632101044, APN: 632101044
ROSS HAWKINS, ETAL
41206 E WOODHAVEN DR
PALM DESERT, CA. 92211

ASMT: 632101051, APN: 632101051
JUDY EVANS, ETAL
1707 LARK ELLEN
FULLERTON CA 92635

ASMT: 632101052, APN: 632101052
YON MCCULLOUGH
42 CALLE LISTA
RANCHO MIRAGE CA 92270

ASMT: 632101059, APN: 632101059
NANCY OCONNOR
1808 MORNING DOVE LN
REDLANDS CA 92373

ASMT: 632101053, APN: 632101053
PATTY NELSON, ETAL
41340 E WOODHAVEN DR
PALM DESERT, CA. 92211

ASMT: 632101060, APN: 632101060
ANN GILLOTTI, ETAL
P O BOX 8015
RANCHO SANTA FE CA 92067

ASMT: 632101054, APN: 632101054
MICHAEL BERMAN
1812 OVERVIEW CIR
SANTA ANA CA 92705

ASMT: 632103001, APN: 632103001
GAYLE REIF, ETAL
77891 N WOODHAVEN DR
PALM DESERT, CA. 92211

ASMT: 632101055, APN: 632101055
MARIAN KEPHART, ETAL
9887 E HILL DR
LORTON VA 22079

ASMT: 632103079, APN: 632103079
MARGARET MEYERS, ETAL
16016 TECKLENBURG RD
LODI CA 95240

ASMT: 632101056, APN: 632101056
JEANNETTE WYSS, ETAL
585 SNEAD DR N
KEIZER OR 97303

ASMT: 632103080, APN: 632103080
KATHLEEN FULLER, ETAL
9451 NAUTUCKET DR
HUNTINGTON BEACH CA 92646

ASMT: 632101057, APN: 632101057
BARBARA FLANAGAN
1702 SANCHEZ RD
GARDNERVILLE NV 89410

ASMT: 632103081, APN: 632103081
WOODHAVEN DEVELOPERS INC
41555 WOODHAVEN DR E
PALM DESERT CA 92211

ASMT: 632101058, APN: 632101058
SHARON ROYBAL, ETAL
33851 SHANNON LN
SAN JUAN CAPISTRANO CA 92675



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

77588 El Duna Ct
Palm Desert, California 92211

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

EA42732 TENTATIVE PARCEL MAP NO. 36837 PLOT PLAN NO. 25686
Project Title/Case Numbers

Jay Olivas
County Contact Person

760-863-7050
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Omni Washington Street Medical, LLC
Project Applicant

23187 La Cadena Drive Ste. 102 Laguna Hills, CA 92653
Address

North of t at 39321 Badger Street.
Project Location

Tentative Parcel Map proposes to subdivide four (4) acres into two (2) parcels (Schedule H) of approximately two (2) acres each containing an existing two-story medical office building (14,171 square feet footprint, 28,489 s.f. rentable/leasable) on Parcel 1 up to approximately 38 feet in height, and, Plot Plan proposes a new two-story medical office building (14,171 square feet footprint, 28,711 max. rentable/leasable) up to approximately 38 feet in height on Parcel 2, with overall site containing approximately 287 parking spaces (257 spaces, 30 vanpool credits).
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 17, 2017, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+ \$50.00) and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct. Palm Desert, CA 92211.

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 6/21/2017
Y:\Planning Case Files-Riverside office\PP25686\DH Docs\NOD Form.docx

Please charge deposit fee case#: ZEA42732

ZCFG06118

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: TENTATIVE PARCEL MAP NO. 36837; PLOT PLAN NO. 25686

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: June 21, 2017

Applicant/Project Sponsor: Omni Washington Street Medical LLC Date Submitted: 10/10/2014

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 06/21/17

Y:\Planning Case Files-Riverside office\PP25686\DH Docs\Cover_Sheet_Negative_Declaration.docx

Please charge deposit fee case#: ZEA42732 ZCFG06118

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1411114

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: DUBBS KIP \$50.00
paid by: CK 09254
PM36837 PP25686
paid towards: CFG06118 CALIF FISH & GAME: DOC FEE
at parcel: 41120 WASHINGTON ST INDO
appl type: CFG3

By _____ Oct 10, 2014 11:19
MGARDNER posting date Oct 10, 2014

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1709225

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

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

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

Received from: DUBBS KIP \$2,216.25
paid by: CK 001429
paid towards: CFG06118 CALIF FISH & GAME: DOC FEE
PM36837 PP25686
at parcel #: 41120 WASHINGTON ST INDO
appl type: CFG3

By _____ Jul 06, 2017 09:19
MGARDNER posting date Jul 06, 2017

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,216.25

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

Additional info at www.rctlma.org