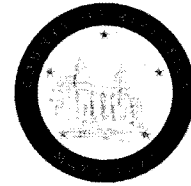


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM  
1.22  
(ID # 5069)

MEETING DATE:

Tuesday, August 29, 2017

FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF TENTATIVE PARCEL MAP NO. 37228 AND FINDING IT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) -- Applicant: Nachhattar Singh Chandi and Susana Chandi – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – General Plan: Community Development: Commercial Retail (CD:CR) – Location: Northeast corner of SR86 and 66th Avenue – Acres: 37.17 gross Zoning: Light Agriculture, 5-acre minimum (A-1-5) and Scenic Highway Commercial (C-P-S) – REQUEST: Receive and file the Planning Commission's approval of Tentative Parcel Map No. 37228, which is a Schedule "E" subdivision of 37.16 gross acres into 6 parcels. Parcels 1-5 consist of the existing travel center; Parcel 6 is an undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map. The proposed subdivision of the travel center that would create six parcels will allow the property owner to sell the parcels individually. This subdivision request does not propose any new development. APN: 727-100-020 [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on July 19, 2017.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director 8/14/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Washington, Perez and Ashley  
Nays: None  
Absent: Tavaglione  
Date: August 29, 2017  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: Applicant Fees 100%</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The project site is located at the northeast corner of State Route 86 (SR-86) and 66th Avenue. The travel center consists of an Arco gas station, various fast food restaurants and other types of businesses related to the travel center.

The proposed subdivision also includes right of way dedications and a drainage easement. Lot "A" is proposed as right of way for dedication totaling .38 acres and is located on 66<sup>th</sup> Avenue. Lot "B" is proposed as right of way dedication totaling 2.77 acres and is located on Chandi Circle. Both of these dedications will allow for future widening that will be required when development occurs within the proposed subdivision. In addition, an existing drainage area is proposed for a total area of 30,000 square feet for dedication and will be located along the eastern portion of Chandi Circle.

The Project site has several entitlements, including the most recent, Conditional Use Permit No. 3309 Revision No. 2 (CUP3309R2) which was approved with the adoption of a mitigated negative declaration for Environmental Assessment No. 42748 (EA42748) on April 28, 2015, by the Board of Supervisors. Approval of CUP3309R2 authorized a 4,500 square foot sit down restaurant, up to 24 feet in height, with a full bar (ABC License Type 47), approximately 52 additional parking spaces, truck parking totaling 33 truck spaces, restaurant signage, and two (2) new water supply options. On October 5, 2004, the Board of Supervisors adopted a mitigated negative declaration for Environmental Assessment No. 39586 (EA39586) and approved Conditional Use Permit No. 3309, Revision No. 1 (CUP3309R1) which authorized the expansion of an existing automobile and truck travel center with an additional retail store, fast food restaurant with a drive-thru, truck scale, and above ground 10,000 gallon fuel tank. The original Conditional Use Permit No. 3309 (CUP3309) approved on October 17, 2000, authorized an automobile and truck travel center which included a restaurant and convenience store with vehicle fuel sales and the sale of beer and wine for off-premises consumption. The Environmental Assessment No. 37928, established mitigation measures.

**Board Action**

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the land divider or any interested person files a complete appeal application within 10 days of this notice appearing on the Board agenda.

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

**Impact on Residents and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All fees are paid by the applicant, there is no General Fund obligation.

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

- ATTACHMENT A. Planning Commission Minutes**
- ATTACHMENT B. Planning Commission Memo**
- ATTACHMENT C. Planning Commission Staff Report**
- ATTACHMENT D. Indemnification Agreement**

  
Tina Grande, Principal Management Analyst 8/18/2017



**PLANNING COMMISSION  
MINUTE ORDER  
JULY 19, 2017**

**I. AGENDA ITEM 4.2**

**TENTATIVE PARCEL MAP NO. 37228** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Nachhattar Singh Chandi and Susana Chandi – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – General Plan: Community Development: Commercial Retail (CD-CR) – Location: Northeasterly corner of State Route 86 and 66<sup>th</sup> Avenue – Acres: 37.17 gross Zoning: Light Agriculture 5-acre minimum (A-1-5) – Scenic Highway Commercial (C-P-S).

**II. PROJECT DESCRIPTION:**

Tentative Parcel Map No. 37228 proposes a Schedule "E" subdivision of 37.16 gross acres into six (6) parcels. Parcels 1-5 consist of the existing travel center; Parcel 6 is an undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map. The proposed subdivision of the travel center will create six (6) parcels allowing the property owner to sell the parcels individually. This subdivision request does not propose any new development. The proposed parcels consist of the following: Parcel 1 (0.52 acres) includes an existing building with a Starbucks business; Parcel 2 (0.58 acres) includes an existing Del Taco business; Parcel 3 (1.11 acres) is undeveloped; Parcel 4 (6.30 acres) includes the existing Arco fueling station for both auto and trucks, a convenience store, and retail spaces; Parcel 5 (0.33 acres) includes the existing water treatment plant for the center; and Parcel 6 (25.17 acres) is undeveloped.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Daniel Arvizo at (760) 863-7684 or email at [darvizo@rivco.org](mailto:darvizo@rivco.org).

Spoke in favor:

David Rice, Applicant's Representative, 77-933 Las Montanas #101, Palm Desert, 92211.

No one spoke in opposition or neutral position.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2<sup>nd</sup> by Commissioner Shaffer

A vote of 4-0 (Commissioner Sanchez recused himself from the item)

**FOUND** Tentative Parcel Map No. 37228 exempt from the California Environmental Quality Act (CEQA); and,

**APPROVED** Tentative Parcel Map No. 37228, subject to conditions of approval as amended at hearing.



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## Memorandum

**DATE:** July 19, 2017  
**TO:** Planning Commission  
**FROM:** Daniel Arvizo, Project Planner  
**RE:** Item 4.2 – Tentative Tract Map No. 37228


Following preparation of the staff report an addition to the conditions of approval was requested by the Supervising Deputy County Counsel that CC&Rs should include trash collection. Applicant has agreed to this addition.

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

Agenda Item No.: 4.2  
Area Plan: Eastern Coachella Valley  
Zoning District: Mecca  
Supervisory District: Fourth  
Project Planner: Daniel Arvizo  
Planning Commission: July 19, 2017

TENTATIVE PARCEL MAP NO. 37228,  
Amendment No. 1  
CEQA Exempt: Section 15061(b)(3)  
Applicant: Nachhattar S. Chandi and Susana  
Chandi  
Engineer: Coachella Valley Engineers



Charissa Leach, P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION:

Tentative Parcel Map No. 37228 proposes a Schedule "E" subdivision of 37.16 gross acres into 6 parcels. Parcels 1-5 consist of the existing travel center; Parcel 6 is an undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map.

The proposed subdivision of the travel center that would create six parcels will allow the property owner to sell the parcels individually. This subdivision request does not propose any new development. The proposed parcels consist of the following: Parcel 1 is 0.52 acres and includes an existing building with a Starbucks business; Parcel 2 is 0.58 acres and includes an existing Del Taco business; Parcel 3 is 1.11 acres and is undeveloped; Parcel 4 is 6.30 acres and includes the existing Arco fueling station for both auto and trucks, a convenience store and retail spaces; Parcel 5 is 0.33 acres and includes the existing water treatment plant for the center; and Parcel 6 is 25.17 acres and is undeveloped.

### **BACKGROUND:**

The project site is located at the northeast corner of State Route 86 (SR-86) and 66th Avenue. The travel center consists of an Arco gas station, various fast food restaurants and other types of businesses related to the travel center.

The proposed subdivision also includes right of way dedications and a drainage easement. Lot "A" is proposed as right of way for dedication totaling .38 acres and is located on 66th Avenue. Lot "B" is proposed as right of way dedication totaling 2.77 acres and is located on Chandi Circle. Both of these dedications will allow for future widening that will be required when development occurs within the proposed subdivision. In addition, an existing drainage area is proposed for a total area of 30,000 square feet for dedication and will be located along the eastern portion of Chandi Circle.

The Project site has several entitlements, including the most recent, Conditional Use Permit No. 3309 Revision No. 2 (CUP3309R2) which was approved with the adoption of a mitigated negative declaration for Environmental Assessment No. 42748 (EA42748) on April 28, 2015 by the Board of Supervisors. Approval of CUP3309R2 authorized a 4,500 square foot sit down restaurant, up to 24 feet in height, with a full bar (ABC License Type 47), approximately 52 additional parking spaces, truck parking totaling 33 truck spaces, restaurant signage, two (2) new water supply options. On October 5, 2004 the Board of Supervisors adopted a mitigated negative declaration for Environmental Assessment No. 39586 (EA39586) and approved Conditional Use Permit No. 3309, Revision No. 1 (CUP3309R1) which authorized the expansion of an existing automobile and truck travel center with additional retail store, fast food restaurant with a drive-thru, truck scale, and above ground 10,000 gallon fuel tank. The original Conditional Use Permit, No. 3309 (CUP3309) approved on October 17, 2000, authorized an automobile

and truck travel center which included a restaurant and convenience store with vehicle fuel sales and the sale of beer and wine for off-premises consumption. The Environmental Assessment, No. 37928, established mitigation measures.

*AB 52 Tribal Consultation*

Notification to requesting tribes pursuant to Assembly Bill 52 (AB 52) is required when a project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA) pursuant to an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND). However, because the proposed Tentative Parcel Map is exempt from CEQA, noticing pursuant to AB 52 is not required for this specific application.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 FAR)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, northwest, south and southeast, Mixed Use Area (MUA) to the east and the northeast, Agriculture (AG) to the south and west, Community Development: Commercial Tourist (CD:CT) further to the southwest and west (0.20 - 0.35 FAR). |
| 3. Existing Zoning (Ex. #2):                   | Scenic Highway Commercial (C-P-S) and Light Agriculture, 5 acre minimum (A-1-5).  |
| 4. Surrounding Zoning (Ex. #2):                | Light Agriculture, 5-acre minimum (A-1-5) to the north, south, and southeast; Mixed Use (MU) to the east and northeast; and Scenic Highway Commercial (C-P-S) to the west.  |
| 5. Existing Land Use (Ex. #1):                 | Commercial travel center, vacant land   |
| 6. Surrounding Land Use (Ex. #1):              | Vacant undeveloped land.  |
| 7. Project Data:                               | Total Acreage: 37.16 gross, and 36.78 net acres   |
| 8. Environmental Concerns:                     | CEQA Exempt: Section 15061(b)(3) (Common Sense Exemption)   |

**RECOMMENDATIONS:**

**FIND TENTATIVE PARCEL MAP NO. 37228** exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions provided in this staff report; and,

**APPROVE TENTATIVE PARCEL MAP NO. 37228**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached Addendum, which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CD:CR) (FAR 0.2 to 0.35) on the Eastern Coachella Valley Area Plan. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as tourist-oriented commercial uses. The proposed map is consistent with the CD:CR designation because the existing commercial development could be identified as both a "regional commercial" and a "community commercial" use.
2. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, northwest, south and southeast, Mixed Use Area (MUA) to the east and the northeast, Agriculture (AG) to the south and west, Community Development: Commercial Tourist (CD:CT) further to the southwest and west (0.20 - 0.35 FAR).
3. The proposed Tentative Parcel Map No. 37228 and its current design are consistent with the County's General Plan. In particular, General Plan Principle "D" of Appendix B of the General Plan, Land and Development Activity meets the first Principal requirement in that the existing shopping center and the proposed subdivision focus on the availability of vacant, developable land, including the future development (Parcel 3 and 6), that could accommodate a variety of economic enterprises. In addition the existing center is near local residents, commercial air transportation facilities, and the College of the Desert Thermal/Mecca campus (E.2).
4. The existing zoning for the subject property consist of two zones: Scenic Highway Commercial (C-P-S) and Light Agriculture, 5-acre minimum (A-1-5). Proposed parcels 1-5 are currently zoned Scenic Highway Commercial (C-P-S). These parcels currently contain a travel center with a gas station, eating establishments and other commercial uses that have been approved. Proposed Parcel 6, which is 25.17 acres in size, is zoned A-1-5. The proposed subdivision is consistent with the development standards for the C-P-S zone and the A-1-5 zone, In particular, the proposed parcel lines would meet the setback requirements of the respective zones which are zero feet for the Scenic Highway Commercial (C-P-S) zone when a building does not exceed 35 feet in height and in the Light Agriculture, 5-acre minimum (A-1-5) zone where no buildings currently exist as well as the minimum parcel size for the Light Agriculture, 5-acre minimum (A-1-5) zone of five acres. The Scenic Highway Commercial (C-P-S) zone does not have a minimum lot size standard. Any future development of any of the parcels that may be proposed would have to comply with all other development standards for the respective zones.
5. The project site is surrounded by properties which are zoned Light Agriculture, 5-acre minimum (A-1-5) to the north, south, and southeast; Mixed Use (MU) to the east and northeast; and Scenic Highway Commercial (C-P-S) to the west.
6. The proposed project consists of a Schedule "E" parcel map subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule "E" improvement requirements of Ordinance No. 460. Based on review by staff and proposed Conditions of Approval, Tentative Parcel Map No. 37228 is consistent with the minimum improvements as outlined in Section 10.10 (Schedule "E" Subdivision) or Ordinance No. 460 as stated below:
  - a) Streets - No street improvements are proposed by the applicant and there are existing streets that serve the center. However, under Section 10.10.A. Streets, items 1-6, the applicant is required to design and construct street improvements. To meet this requirement the applicant will dedicate the required right-of-way and will bond for the required improvements.



- b) Domestic Water and Sewage Disposal – Existing domestic water and sewage infrastructure currently serve the site and has been approved by Environmental Health for purposes of this subdivision.
  - c) Fire Protection – Prior to the recordation of a final map, the applicant will be required to submit an Environmental Constraint Sheet and future development will require written certification from the water company that a standard fire hydrant(s) (6"x4"x2 ½" exist, as measured along approved vehicular travelways; or that financial arrangement have been made to provide hydrants(s).
  - d) Fences – There are no canals, drains, expressway or other feature that could be deemed to be hazardous that would require installation of a fence.
  - e) Electrical and Communication Facilities – Electrical or communication facilities currently exist. No new utility services are proposed.
7. Before approving a land division map, the County must make the findings required under Government Code section 66474 and Article VII, Section 7.1 of Ordinance No. 460. PM37228 is consistent with all of these requirements:
- a. The proposed parcels 1-6 are consistent with the General Plan in that the existing uses are permitted under the land use designation and the proposed parcels meet the subdivision and zoning ordinance requirements. The project also meets land use policies such as Economic Development policy LU8.1, which states, "Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity (LU8.1)." If approved, the proposed subdivision provides the property owner an opportunity to sell vacant developable land that will be accommodate new development and new investors. Future development will be add economic growth and will trigger new investment into the site and adjacent properties. The proposed subdivision will allow the owner to "promote and market the development of a variety of stable employment and business uses (LU8.2) by providing an opportunity for new ownership and investment for the site. The proposed lot sizes meet the zoning requirements and the proposed parcel sizes will be compatible within each other as there no proposed developments in the immediate area to compare to. The proposed subdivision, its design, and required improvements are consistent with the General Plan and will adhere to the County's subdivision and zoning Ordinance. There is no applicable Specific Plan.
  - b. The design of Tentative Parcel Map No. 37228 does not propose any new development and will not cause environmental damage, cause serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat and will not cause serious public health problems. The Tentative Parcel Map is not located within a designated Conservation Area pursuant to the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). Impacts of the existing development of the site were analyzed in the Mitigated Negative Declaration prepared for Conditional Use Permit (CUP) No. 3309 Revision No. 1 and 2 and determined that no impact or a less than significant impact on fish and wildlife and their habitat will not result in any significant environmental impacts. The proposed Tentative Parcel Map does not propose any further development at this time. The included Addendum to this prior analysis concludes that the Tentative Parcel Map

would not result in any greater physical impacts than what was previously analyzed in the prior Mitigated Negative Declaration.

- c. The design of Tentative Parcel Map No. 37228 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Prior to map recordation the required easements for access, parking, and drainage and road improvements will be preserved through bonding and the dedication of right-of-way and easements.
8. This land division is located outside any area designated with fire hazard severity and not located within either a State Responsibility Area or a Local Responsibility Area and is not subject to the requirements of Government Code section 66474.02. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
9. The proposed project has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) – the Common Sense Exemption. This exemption provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The Common Sense Exemption applies to the proposed project because there is no development being proposed and the proposed Map only establishes legal boundaries within an existing commercial center that is largely fully built out and/or entitled. The portion that is not already built out and/or entitled will likely require a change of zone and additional entitlement in order to lead to any development that would not already be allowed on that portion of the existing parcel even without subdivision, and no such plans have been submitted or are otherwise currently reasonably foreseeable. The division of the existing larger parcel into smaller parcels is permissible under the County’s Schedule “E” subdivision requirements pursuant to Ordinance No. 460 and the County’s Zoning Ordinance, Ordinance No. 348. The proposed land division does not propose or preclude future development, it would just provide greater ownership flexibility if approved, as portions of the larger parcel could be more easily sold to different owners upon subdivision. Potentially changing who owns a portion of a particular piece of property has no environmental impacts in and of itself. As a result, it can be seen with certainty that there is no possibility that TPM37228 may have a significant direct, indirect or cumulative physical effect on the environment.

**CONCLUSIONS:**

1. The proposed subdivision is in conformance with the Community Development: Commercial Retail (CD: CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) and Light Agriculture, 5 acre minimum (A-1-5) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule “E” map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public’s health, safety, and general welfare are protected with the current existing design and are not impacted with the proposed subdivision.

5. The proposed subdivision is compatible with the present and future logical development of the area.
6. The proposed subdivision of land will not have a significant effect on the environment.
7. The proposed subdivision will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain,
  - b. A Fault zone
  - c. A City sphere of influence, or
  - d. An area drainage plan.
3. The project site is located within:
  - a. The boundaries of the Coachella Valley Unified School District;
  - b. An area susceptible to active subsidence;
  - c. A high sensitivity area for paleontological resources; and
  - d. In or partially within County Service Area MECCA #97 - Street Lighting.
4. The subject site is currently designated as Assessor's Parcel Number 727-100-020.

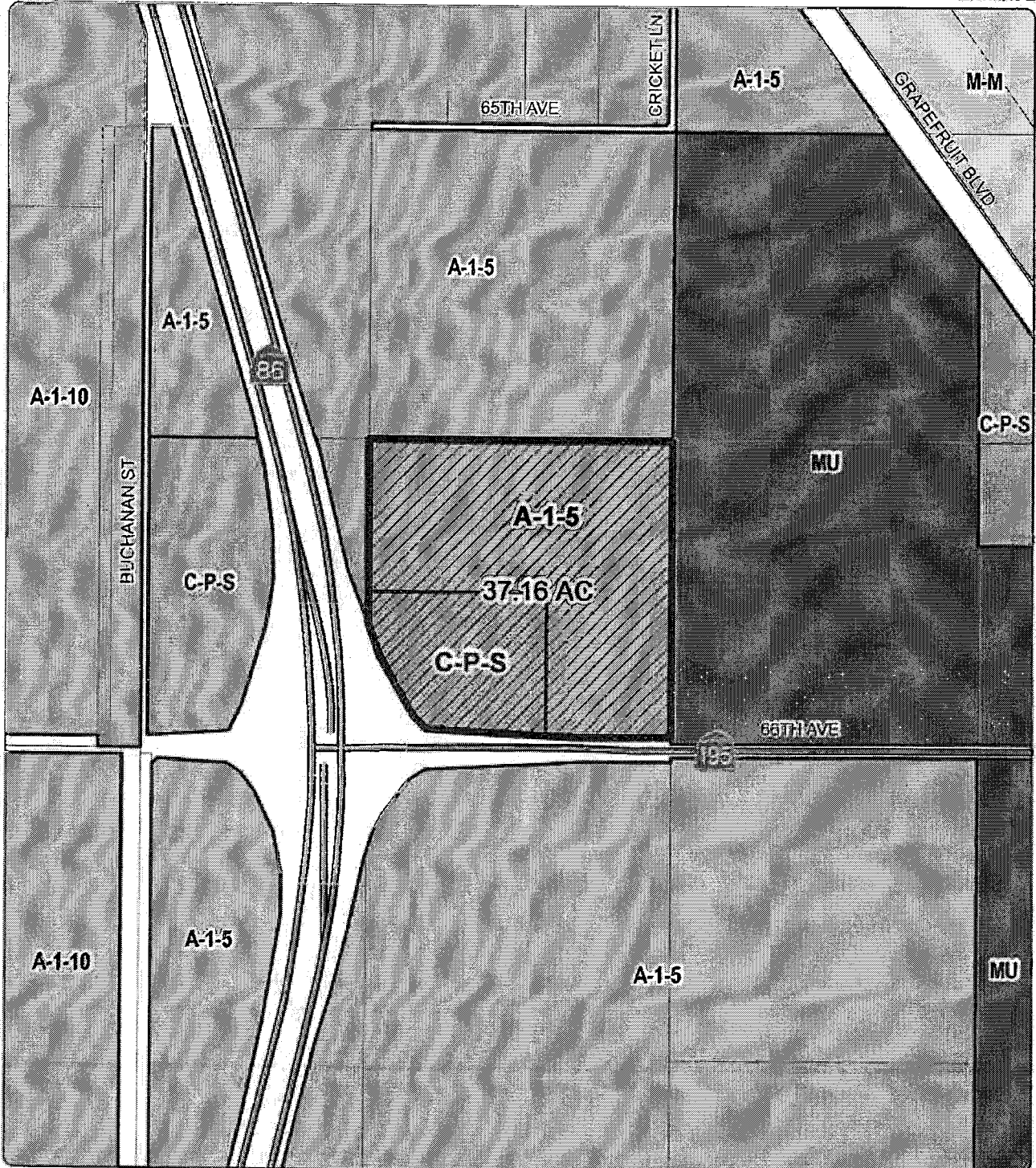
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37228 EA43000

EXISTING ZONING

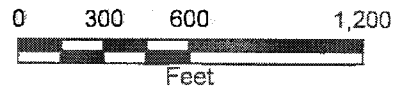
Supervisor: Perez  
District 4

Date Drawn: 06/21/2017  
Exhibit 2



Zoning Dist: Mecca

Author: Vinnie Nguyen



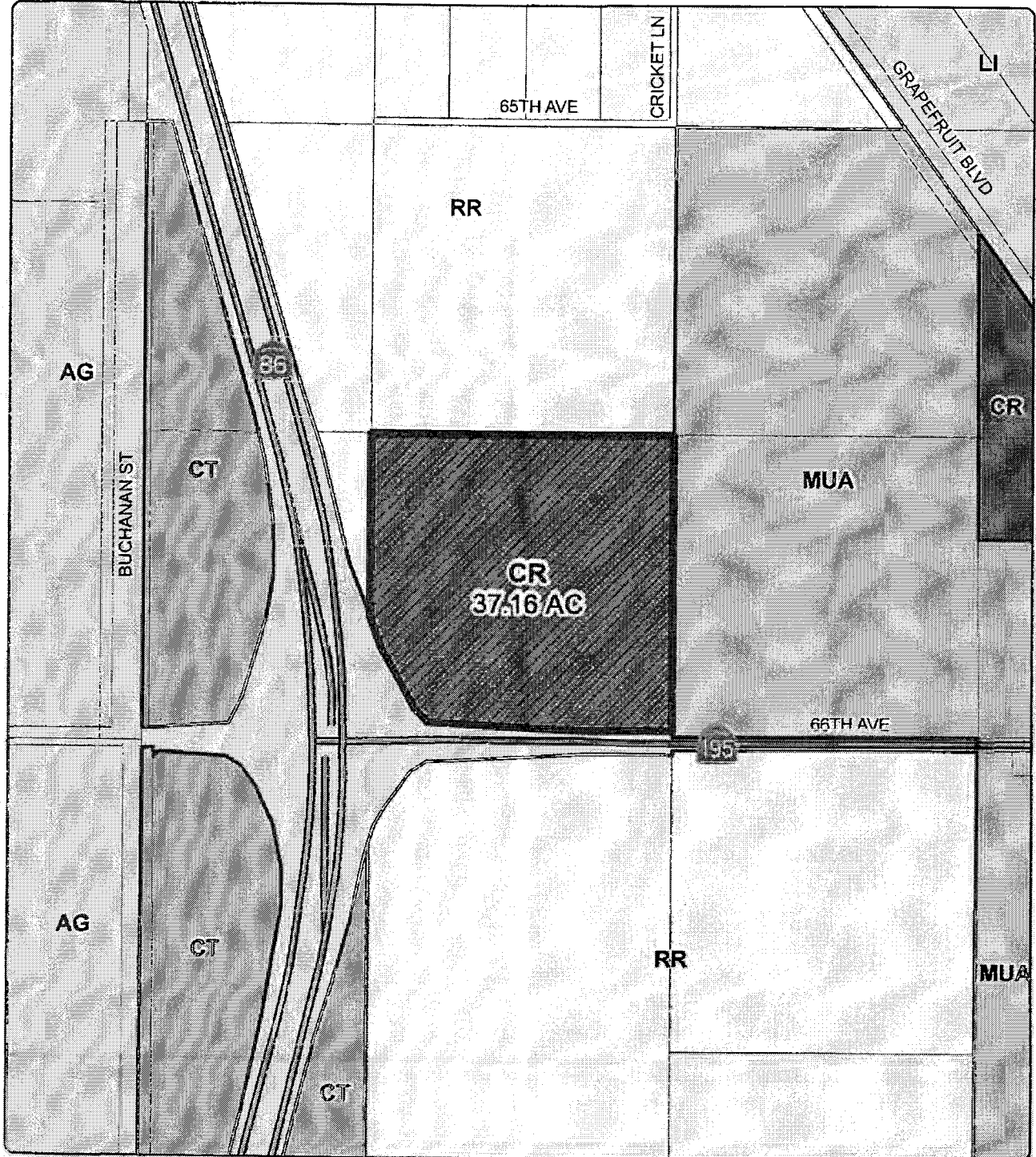
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://planning.crrdms.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37228 EA43000  
EXISTING GENERAL PLAN

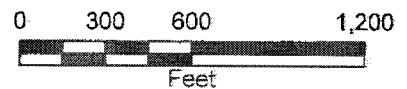
Supervisor: Perez  
District 4

Date Drawn: 06/21/2017  
Exhibit 5



Zoning Dist: Mecca

Author: Vinnie Nguyen



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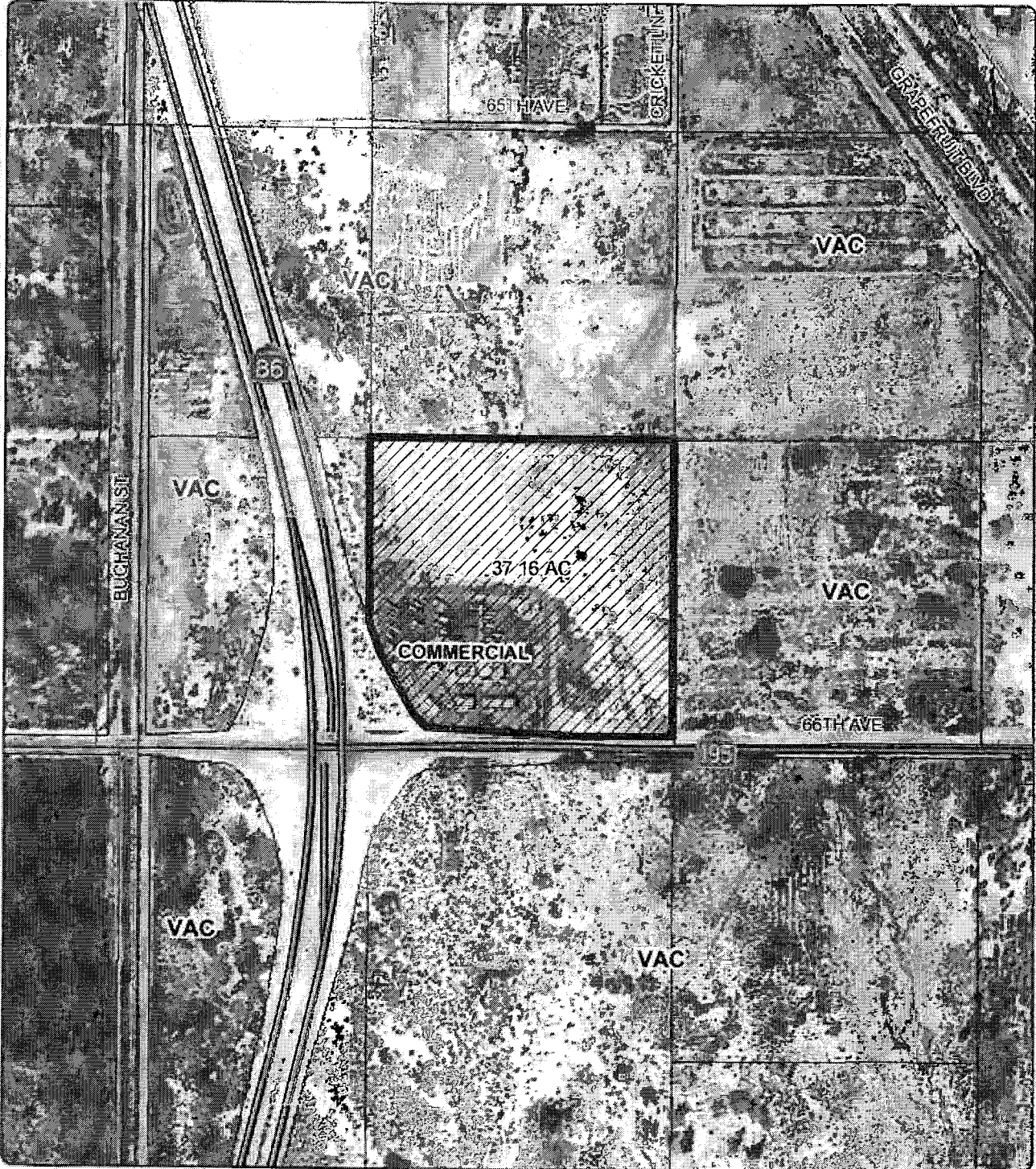
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37228 EA43000

LAND USE

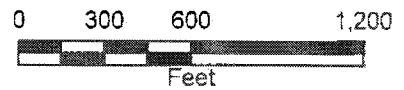
Supervisor: Perez  
District 4

Date Drawn: 06/21/2017  
Exhibit 1



Zoning Dist: Mecca

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT  
PM37228 EA43000  
VICINITY/POLICY AREAS

Supervisor: Perez  
District 4

Date Drawn: 06/21/2017  
Vicinity Map



Zoning Dist: Mecca

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the City of Riverside adopted a new General Plan, and is in the process of updating its General Plan. This map is provided as a reference only and should not be used for any other purpose. The City of Riverside Planning Department is not responsible for any errors or omissions in this map. The City of Riverside Planning Department is not responsible for any errors or omissions in this map.





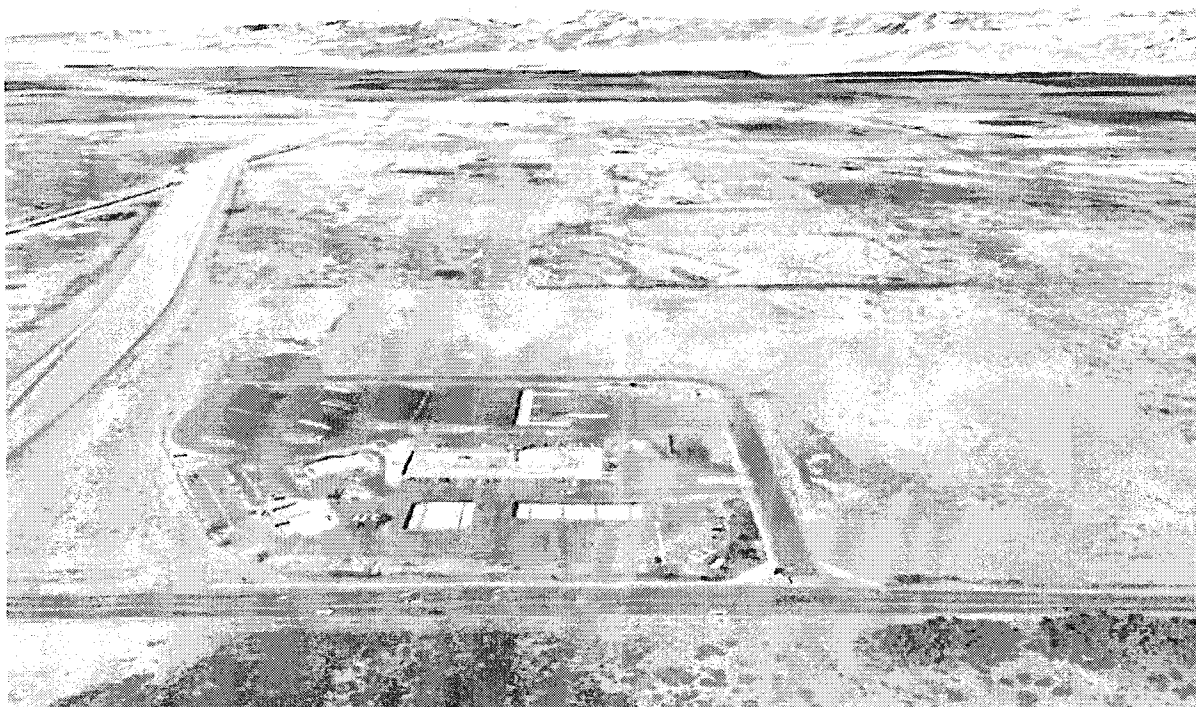


PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

PHOTO INDEX



07/12/17  
15:54

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

5. DRT CORRECTIONS REQUIRED

TRANS DEPARTMENT

5.TRANS. 1 DRT - HYDROLOGY STUDY REQUIRED REQUIRED

A Hydrology study is required for this project. For specific requirements contact Majeed Farshad (760)863-7045.

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The Tentative Parcel Map proposes a Schedule "E" subdivision of 37.16 gross acres into 6 parcels. Parcels 1-5 consist of the existing travel center; Parcel 6 is an undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map.

The proposed subdivision of the travel center would create six parcels and will allow the property owner to sell the parcels individually. This subdivision request does not propose any new development. The proposed parcels consist of the following: Parcel 1 is 0.52 acres and includes an existing building with a Starbucks business; Parcel 2 is 0.58 acres and includes an existing Del Taco business; Parcel 3 is 1.11 acres and is undeveloped; Parcel 4 is 6.30 acres and includes the existing Arco fueling station for both auto and trucks, a convenience store and retail spaces; Parcel 5 is 0.33 acres and includes the existing water treatment plant for the center; and Parcel 6 is 25.17 acres and is undeveloped.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to

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10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.)

RECOMMND

attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 37228 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 37228, Amended No. 3, dated June 16, 2017.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

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BS GRADE DEPARTMENT

10.BS GRADE. 1                   MAP - GENERAL INTRODUCTION                   RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompactation, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3                   MAP - OBEY ALL GDG REGS                   RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4                   MAP - DISTURBS NEED G/PMT                   RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5                   MAP - NPDES INSPECTIONS                   RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety

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10. GENERAL CONDITIONS

10.BS GRADE. 5                    MAP - NPDES INSPECTIONS (cont.)                    RECOMMND

upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 6                    MAP - EROS CNTRL PROTECT                    RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 7                    MAP - DUST CONTROL                    RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

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10. GENERAL CONDITIONS

10.BS GRADE. 9                    MAP - MINIMUM DRNAGE GRADE                    RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum. Minimum slope from foundation is 5% (percent) for a minimum of 10 feet. Swales located within 10 feet of the building foundation shall be sloped a minimum of 2% (percent).

PLANNING DEPARTMENT

10.PLANNING. 1                    MAP- MAP ACT COMPLIANCE                    RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

10.PLANNING. 2                    MAP - FEES FOR REVIEW                    RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 7                    MAP - OFFSITE SIGNS ORD 679.4                    RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 8                    MAP - FINAL MAP PREPARER                    RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

10.PLANNING. 16                    MAP - IF HUMAN REMAINS FOUND                    RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:  
Pursuant to State Health and Safety Code Section 7050.5, if



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10. GENERAL CONDITIONS

10. PLANNING. 16

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

"The nondestructive removal and analysis of human remains and items associated with Native American human remains.

"Preservation of Native American human remains and associated items in place.

"Relinquishment of Native American human remains and associated items to the descendants for treatment.

"Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a

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10. GENERAL CONDITIONS

10. PLANNING. 16 MAP - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

"Record the site with the commission or the appropriate Information Center.

"Utilize an open-space or conservation zoning designation or easement.

"Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10. PLANNING. 17 MAP - UNANTICIPATED RESOURCES RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be

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10. GENERAL CONDITIONS

10.PLANNING. 17

MAP - UNANTICIPATED RESOURCES (cont.)

RECOMMND

convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 23

MAP - ORD 875 CVMSHCP FEE (1)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains.

The fee shall be paid for each residential unit to be constructed within a residential land division. The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area".

In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable.

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10. GENERAL CONDITIONS

10.PLANNING. 23                   MAP - ORD 875 CVMSHCP FEE (1) (cont.)                   RECOMMND

However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 25                   MAP- ZONING STANDARDS                   RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Scenic Highway Commercial (C-P-S) zone for Lots 1-5 and Light Agriculture, 5 acre minimum (A-1-5) zone for Lot 6.

TRANS DEPARTMENT

10.TRANS. 2                       MAP - DRAINAGE 1                   RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 3                       MAP - DRAINAGE 2                   RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 7                       MAP - STD INTRO 3(ORD 460/461)                   RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement

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10. GENERAL CONDITIONS

10.TRANS. 7                      MAP - STD INTRO 3(ORD 460/461) (cont.)                      RECOMMND

Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 8                      MAP - UTILITY INSTALL. 1                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 10                      MAP - COUNTY WEB SITE                      RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 11                      MAP - SOUTH VALLEY PARKWAY                      RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

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10. GENERAL CONDITIONS

10.TRANS. 11 MAP - SOUTH VALLEY PARKWAY (cont.) RECOMMND

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

10.TRANS. 12 MAP - TRAFFIC STUDY RECOMMND

Subsequent implementing project(s) may be required to submit a traffic study for each project if the threshold is met per the County' Traffic Impact Analysis Preparation Guidelines. If required, the traffic study shall be submitted to the Transportation Department for review and approval.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

20.PLANNING. 3 MAP- CVWD SUMMARY RECOMMND

CVWD - Correspondence 6-8-17

1. The proposed subdivision does not conflict with CVWD facilities.
2. Approval of the proposed subdivision does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.
3. Area within AE flood zone - Riverside County Ordinance

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 MAP- CVWD SUMMARY (cont.)

RECOMMND

No. 458, as amended, states that no structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements.

CVWD Contact: Tesfaye Demissie, P.E.  
Senior Engineer, Stormwater  
tdemissie@cvwd.org  
Phone: 760-398-2661 x2605

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP-WATER SYSTEM COMPLIANCE

RECOMMND

Mecca Arco Travel Center public water system shall abate the existing arsenic maximum contamination level (MCL) violation and repair artesian onsite well prior to map recordation.

FIRE DEPARTMENT

50.FIRE. 1 MAP\*-#59-ECS-HYDR REQUIR

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, (CUSTOMIZE FROM SPECIALIST) as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

PLANNING DEPARTMENT

50.PLANNING. 18 MAP- ECS NOTE LIQUEFACTION

RECOMMND

The following environmental constraints information and note shall be placed on the ECS:

A. The Area of Potential Liquefaction shall be delineated

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 18                   MAP- ECS NOTE LIQUEFACTION (cont.)                   RECOMMND

on the ECS as approved by the Planning Department.

B. A note shall be placed on the ECS stating: "This property is affected by potential liquefaction. Structures for human occupancy shall not be allowed in the Area of Potential Liquefaction without an approved liquefaction report or approved mitigation of the hazard. This constraint affects Parcel Nos. 1 through 6, as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

50.PLANNING. 19                   MAP - FINAL MAP PREPARER                   RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 20                   MAP- CC&R C/I POA COM. EASE                   RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is



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50. PRIOR TO MAP RECORDATION

50. PLANNING. 20

MAP- CC&R C/I POA COM. EASE (cont.)

RECOMMND

incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'landscape area', more particularly described on Exhibit '\_\_\_', attached hereto.

The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'landscape area' or any reciprocal easement established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 20 MAP- CC&R C/I POA COM. EASE (cont.) (cont.) RECOMMND

any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 21 MAP- CC&R C/I POA COM. LOT DRAFT

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 21

MAP- CC&R C/I POA COM. LOT (cont.)

DRAFT

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, d) provide for the ownership of the common area by either the property owner's association or the owners of each individual parcel, and e) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' or any reciprocal easement established pursuant to the Declaration.

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 21 MAP- CC&R C/I POA COM. LOT (cont.) (cont.) DRAFT

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Divisio - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50. PLANNING. 23 MAP - CC&R DRAINAGE AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the land divider shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and (c) the documents to be submitted by the land divider to the Office of the County Counsel shall include all of the following:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;

2. A signed and notarized declaration of covenants, conditions and restrictions, which includes, but is not necessarily limited to, a legal description of the boundaries of the drainage area and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the covenants, conditions and restrictions are incorporated therein by reference; and,

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50. PLANNING. 23

MAP - CC&R DRAINAGE AREA (cont.)

RECOMMND

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by County Counsel.

The declaration of covenant, conditions and restrictions submitted for review shall (a) provide for a minimum term of 60 years, (b) contain provisions facilitating the proper operation and maintenance of a twenty (20) foot wide drainage area across the front yards of lots within this land division and prohibiting actions which defeat the purpose of the drainage areas, such as, but not necessarily limited to, the placement of walls or fencing in such a way as to impede the designed storm water flows, or grading or landscaping which prevents the proper functioning of these improvements, (c) requiring a minimum twenty-five (25) foot front yard area setback measured from the street right-of-way, and (d) contain the following provision verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

Each owner of an individual lot shall continuously maintain the lot and the drainage area within the lot in such a manner so as to allow for the retention and disposition of storm water flows.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the drainage areas established pursuant to this Declaration."

Once approved by the Office of the County Counsel, the original declaration shall be forwarded to the Planning Department. The Planning Department shall forward the original declaration to be recorded by the Riverside County Transportation Department - Survey Division concurrently with the recordation of the final map.

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50. PLANNING. 24

MAP- CC&R RECIPROCAL EASEMNT

RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the land divider shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and (c) the documents to be submitted by the land divider to the Office of the County Counsel shall include all of the following:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;

2. A copy AND an original wet signed, notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel.

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking, drainage and flood control facilities between lots/parcels shown on the TENTATIVE MAP, and (c) contain the following provisions verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply:

This Grant of Reciprocal Easement shall not be

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 24

MAP- CC&R RECIPROCAL EASEMNT (cont.)

RECOMMND

terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to the Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the copy and the original grant of reciprocal easement document shall be forwarded to the Planning Department. The Planning Department shall keep the copy for the case file and forward the original document to the Transportation Department-Survey Division-for safe keeping until the final map is ready to record. The Transportation Department-Survey Division-shall record the original grant of reiprocal easement document in conjunction with the recordation of the final map.

TRANS DEPARTMENT

50.TRANS. 11

MAP - ASSESSMENT DIST 1

RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 12

MAP - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14                      MAP - GRAFFITI ABATEMENT                      RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 18                      MAP - IMPROVEMENTS                      RECOMMND

66th Avenue (State Hwy 195) along project boundary is designated as an Urban Arterial Highway and shall be improved with 8-inch concrete curb and gutter, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76-foot half-width dedicated right-of-way in accordance with County Standard No. 91, pages 1 & 2, (110'/152')

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 21' parkway per Standard 404.

Chandi Circle is designated as Industrial Collector and shall be improved with 56-foot full width AC pavement, 6-inch concrete curb and gutter, and 6-foot wide sidewalks within the 78-foot full-width dedicated right-of-way in accordance with County Standard No. 111 (56'/78'). Chandi Circle shall terminate in an offset cul-de-sac in accordance with Standard No. 800A.

50.TRANS. 21                      MAP - TRAFFIC SIGNALS 2                      RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 22                      MAP - STREET SWEEPING 2                      RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.



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50. PRIOR TO MAP RECORDATION

50.TRANS. 27                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 28                      MAP - IMP PLANS                      RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 30                      MAP - SIGNING & STRIPING PLAN                      RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

or as approved by the Director of Transportation.

50.TRANS. 31                      MAP - SOUTH VALLEY PARKWAY                      RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 31                      MAP - SOUTH VALLEY PARKWAY (cont.)                      RECOMMND

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP - NO PRECISE GRDG                      RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

60.BS GRADE. 2                      MAP - NPDES/SWPPP                      RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov) .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                    MAP - GRADING SECURITY                    RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 4                    MAP - IMPORT/EXPORT                    RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 5                    MAP - GEOTECH/SOILS RPTS                    RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 7                    MAP - DRNAGE DESIGN Q100                    RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7            MAP - DRNAGE DESIGN Q100 (cont.)            RECOMMND

regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 8            MAP - OFFSITE GDG ONUS            RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 9            MAP - NOTRD OFFSITE LTR            RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 10           MAP - RECORDED ESMT REQ'D            RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 12           MAP - PRE-CONSTRUCTION MTG            RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13           MAP- BMP CONST NPDES PERMIT            RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 MAP- PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 16 MAP-TRANS& CVWD REVIEW REQ'D RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWSD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or waiver of the review.

60.BS GRADE. 17 MAP- PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

60.BS GRADE. 18 MAP - IF WQMP REQUIRED RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 18            MAP - IF WQMP REQUIRED (cont.)            RECOMMND

quality treatment control BMPs have been included on the grading plan.

PLANNING DEPARTMENT

60.PLANNING. 25            MAP - PALEO PRIMP/MONITOR            RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25

MAP - PALEO PRIMP/MONITOR (cont.)

RECOMMND

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25            MAP - PALEO PRIMP/MONITOR (cont.) (cont.)            RECOMMND

processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

60.PLANNING. 42            MAP - GEO STUDY UPDATE            RECOMMND

PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT:

County Geologic Reports (GEO) Nos. 2419, 1712, 1676, 1403, and 1010 were previously reviewed and approved by the County Geologist for CUP03309R2, PM34849/PP21841/PP22068, PP21894, PP19695, and CUP03309R1, respectively. The geotechnical consultant of record for this project shall, at a minimum, provide an update report with regards to the new parcel map for PM37228, the current building code, and current standards of practice. Alternatively, a new study focused on this parcel map (PM37192) may be submitted.

This update or new study shall be submitted as a new GEO report attached specifically to PM37228. Note: Acquisition of a County geologic report (GEO) number and submittal of review fees is required (DBF estimate is \$1224 for the proposed project). All reports (signed electronic copies in PDF format), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or their representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Alternatively, after submitting the GEO application and review fees to the Land Use counter, reports may be emailed to the County Geologist directly at [dwalsh@rivco.org](mailto:dwalsh@rivco.org). The issued GEO number should be referenced with all correspondence. The GEO application and/or payments should not be given to the Planner or County Geologist directly.

The new GEO shall be reviewed and approved by the County



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 42            MAP - GEO STUDY UPDATE (cont.)            RECOMMND

Geologist prior to issuance of a grading permit for the project.

60.PLANNING. 44            MAP - PHASE I CULTURAL            RECOMMND

Prior to GROUND DISTURBANCE, the following cultural resources (archaeological) study shall be submitted and approved by the County Archaeologist:  
A Phase I Cultural Resources/Archaeological Study is required for the CEQA review of this project. The report shall meet current Riverside County standards for such reports (Investigations Standard Scopes of Work: [http://rctlma.org/planning/content/devproc/culture/arch\\_surey\\_standards\\_phasel\\_2\\_3\\_4.pdf](http://rctlma.org/planning/content/devproc/culture/arch_surey_standards_phasel_2_3_4.pdf)) and be prepared by a County approved professional archaeologist currently listed on the County's Cultural Resources Consultant List posted on the TLMA - Planning website: [http://rctlma.org/planning/content/devproc/consult\\_lists/culture\\_consult\\_list.pdf](http://rctlma.org/planning/content/devproc/consult_lists/culture_consult_list.pdf)  
The consultant must conduct a systematic intensive pedestrian survey of the entire subject property. The Phase I study must include a records search table/exhibit, documentary evidence of NAHC contact and tribal scoping, a project plan/site exhibit/grading exhibit, and a completed and signed Level of Significance Checklist. The consultant must send a confidential appendix including all site records within the record search area to the County Archaeologist. The consultant must abide by all the requirements in the MOU with the County.  
Submittal of older Phase I reports previously prepared for the project site may need to be updated to meet current requirements and to provide current information about any cultural resources identified on the property (including any potentially significant historical structures). The County Archaeologist will determine if older Phase I reports are sufficient or if they need updating.  
The report shall be submitted digitally in a document with the ability to track changes and insert comments within the document. Upon review of the draft Phase I study, the County Archaeologist will determine the adequacy of the report and if accepted will clear the condition. Upon acceptance of the report, the consultant shall send one signed certified bound hard copy of the report and confidential appendixes and one digital copy in PDF format of the same. The County Archaeologist will determine if

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60.PLANNING. 44 MAP - PHASE I CULTURAL (cont.)

RECOMMND

further work or studies are required based on the information contained within the Phase I study.

TRANS DEPARTMENT

60.TRANS. 2 MAP - SUBMIT GRADING PLAN

RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 3 MAP - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to

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15:54

Riverside County LMS  
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3                    MAP - SOUTH VALLEY PARKWAY (cont.)                    RECOMMND

the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

60.TRANS. 4                    MAP - WATER QUALITY MGMT PLAN                    RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Transportation Department for review and approval.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

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

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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

3.Submitting a Contractors Statement of Conformance form (284-259).

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

5.Rough Grade Only Permits: In addition to obtaining all

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Riverside County LMS  
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 1            MAP - ROUGH GRADE APPROVAL (cont.)            RECOMMND

required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1            USE - SEWER WILL SERVE            RECOMMND

A "will serve" letter is required from the agency/agencies serving sanitary sewer is required prior to building permit.

TRANS DEPARTMENT

80.TRANS. 1            MAP - SOUTH VALLEY PARKWAY            RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established

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Riverside County LMS  
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - SOUTH VALLEY PARKWAY (cont.) RECOMMND

and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - NO PRECISE GRD APRVL RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

TRANS DEPARTMENT

90.TRANS. 2 MAP STREETLIGHT AUTHORIZATION RECOMMND

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

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

90.TRANS. 3 MAP - E STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use

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15:54

Riverside County LMS  
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3                      MAP - E STREETLIGHTS INSTALL (cont.)                      RECOMMND

(IID's) pole standard.

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

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

90.TRANS. 4                      MAP - UTILITY INSTALL                      RECOMMND

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

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

90.TRANS. 5                      MAP - GRAFFITI ABATEMENT                      RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 7                      MAP - TRAFFIC SIGNAL 2                      RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 8                      MAP - STREET SWEEPING 2                      RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

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Riverside County LMS  
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PARCEL MAP Parcel Map #: PM37228

Parcel: 727-100-020

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

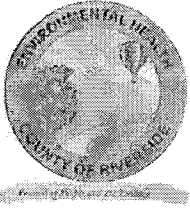
MAP - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

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Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.



County of Riverside  
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE  
(SAN-53)

DATE: May 17, 2017 PARCELS/LOTS: 6  
TRACT/PARCEL MAP #: PM 37228 ZONING: A-1-5, C-P-S  
APN: 727-100-020 MAP SCHEDULE: E

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 Mecca Arco Travel Center WATER SYSTEM HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED May 17, 2017
- 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 April 5, 2017
- 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: \_\_\_\_\_

Mark Abbott M. Abbott  
ENVIRONMENTAL HEALTH SPECIALIST

Received by: email



Any questions or comments regarding this project should be directed to Daniel Arvizo, Project Planner at (760) 863-3784 or e-mail at darvizo@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action:  DH:  PC:  BOS:

COMMENTS:

No Objection:

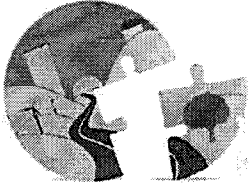
The Coachella Valley Unified School District is authorized by State Legislature to levy a developer fee on commercial/industrial development. The fee has been established at \$.56 per square foot for all commercial/industrial construction. The fees collected will be used to assist in the housing of students with the Coachella Valley Unified School District. The fee will be required to be paid prior to the issuance of the building permit.

DATE: 5/22/17 SIGNATURE: Elsa F. Esqueda

PLEASE PRINT NAME AND TITLE: Director, Facilities

TELEPHONE: 760-848-1872

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP  
 REVERSION TO ACREAGE  
 AMENDMENT TO FINAL MAP  
 TENTATIVE PARCEL MAP  
 EXPIRED RECORDABLE MAP  
 VESTING MAP

MINOR CHANGE Original Case No. \_\_\_\_\_

REVISED MAP Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Nachhattar Singh Chandi and Susana Chandi as joint husband and wife

Contact Person: Toni F. Merrihew E-Mail: tmerrihew@chandigroupusa.com

Mailing Address: 42270 Spectrum Street

Indio CA 92203  
*City State ZIP*

Daytime Phone No: (760) 396-9260 Fax No: (760) 396-5245

Engineer/Representative Name: Coachella Valley Engineers

Contact Person: David Turner E-Mail: dturner@cve.net

Mailing Address: 77-933 Las Montanas Road - Suite 101

Palm Desert, CA 92211  
*City State ZIP*

Daytime Phone No: (760) 360-4200 Fax No: (760) 360-4204

Property Owner Name: Nachhattar Singh Chandi and Susana Chandi as joint husband and wife

Contact Person: Toni Merrihew E-Mail: tmerrihew@chandigroupusa.com

Mailing Address: 42270 Spectrum Street

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of 66th Avenue, South of 65th Avenue, East of Highway 86th, West of Lincoln Street.

**SUBDIVISION PROPOSAL:**

Map Schedule: E Minimum Developable Lot Size: \_\_\_\_\_  
Number of existing lots: 1 Number of proposed developable lots: 6  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): \_\_\_\_\_ Subdivision Density: \_\_\_\_\_ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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 signed copy(ies): \_\_\_\_\_

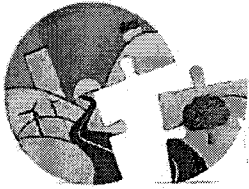
If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Date Submitted: 3/1/2017

Supervisory District: 4

Enter ALL Application Numbers assigned for project in County of Riverside Planning Department:

Application Number(s):	Date Filed:	Application Number(s):	Date Filed:

Assessor Parcel Number(s):

727-100-020

The property is owned by:

- |   |  |
|---|--|
| <input type="checkbox"/> Sole Ownership                 | <input type="checkbox"/> Limited Liability Company (LLC) |
| <input checked="" type="checkbox"/> Sole Proprietorship | <input type="checkbox"/> Corporation                     |
| <input type="checkbox"/> Partnership                    | <input type="checkbox"/> Trust                           |

The property is leased by (if any): N/A

The Lessee is the applicant:  Yes  No

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

"Planning Our Future... Preserving Our Past"

**INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

Additional Parties to be notified:

Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
*Street*

\_\_\_\_\_ *City* *State* *ZIP*

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
*Street*

\_\_\_\_\_ *City* *State* *ZIP*

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
*Street*

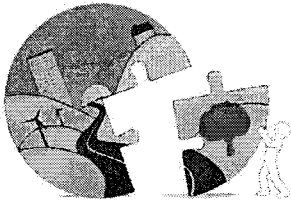
\_\_\_\_\_ *City* *State* *ZIP*

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

**NOTES:**

- 1) Applications must include all of the information requested information and documents.
- 2) Incomplete applications will not be accepted.
- 3) Additional information may be required after the initial application submittal and County review.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1082 Indemnification Agreement Information.docx  
Created: 8/28/2015 Revised: 12/21/2016



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 12th Floor  77588 El Duna Ct  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Tentative Parcel Map No. 37228

Project Location: Northeast corner of SR86 and 66th Avenue within the unincorporated area of Riverside County, Address: 90480 66th Avenue, Mecca, CA 92254.

Project Description: The Tentative Parcel Map proposes a Schedule "E" subdivision of 37.16 gross acres into 6 parcels. Parcels 1-5 consist of the existing travel center; Parcel 6 is an undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map, and any required improvements would be bonded for.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Nachhattar S. Chandi and Susana Chandi, 42270 Spectrum Street, Indio, CA 92203

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (15301)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_\_)  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: Exempt per Section 15061 (b)(3)

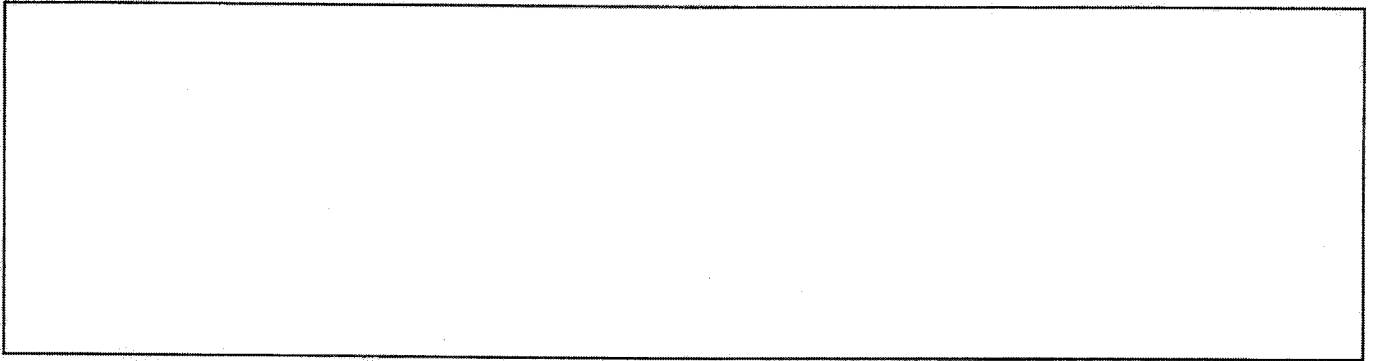
The proposed project is exempt from CEQA per section 15061 (b)(3). The subdivision is for financing only and will have no impact on the environment. No development approvals, grading, or building permits are attached to this project and no grading or building will result from this subdivision. The Planning Department also concludes that the project is exempt because the applicant is not requesting any type of development, and prior entitlements related to Condition Use Permit No. 3309, specifically Revision No. 2 authorized a 4,500 square foot sit down restaurant, up to 24 feet in height, with a full bar (ABC License Type 47), approximately 52 additional parking spaces, truck parking totaling 33 truck spaces, restaurant signage, two (2) new water supply options. The proposed Tentative Parcel Map would not result in any direct improvements or physical impacts on its own. Additionally, all impacts related to the ultimate development of the site were addressed by Environmental Assessment No. 42748, which did not identify any potentially significant impacts and a Mitigated Negative Declaration (MND) was adopted. Therefore, no further analysis or documentation pursuant to the California Environmental Quality Act (CEQA) is required for the currently proposed Tentative Parcel Map pursuant to Public Resources Code Section 15162. No substantial changes are proposed in the project which will require major revision to the prior MND. No substantial changes have occurred with respect to the circumstances under which the project is undertaken to require major revisions to the prior MND. No new information of substantial importance has been presented or is known to occur that would have an effect on the impacts on the project, cause more severe impacts by the project, make mitigation measures previously determined infeasible to be feasible, or mitigation measures that are considerably different from those included in the prior MND.

Daniel Arvizo  
County Contact Person

760-863-7684  
Phone Number

Contract Planner

May 23, 2017



**NOTICE OF PUBLIC HEARING  
SCHEDULING REQUEST FORM**

Principal's signature/initials: \_\_\_\_\_  
Date: \_\_\_\_\_

DATE SUBMITTED: June 27, 2017

TO: Planning Commission Secretary

FROM: Daniel Arvizo (Riverside)

PHONE No.: 760-863-7684

E-Mail: darvizo@rivco.org

SCHEDULE FOR: Planning Commission on July 19, 2017

10-Day Advertisement: Advertisement Exempt from CEQA

**TENTATIVE PARCEL MAP NO. 37228** – EA43000 – Applicant: Nachhattar Singh Chandi and Susana Chandi – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – General Plan: Community Development: Commercial Retail (CD:CR) – Location: Northeast corner of SR86 and 66<sup>th</sup> Avenue – Acres: 37.17 gross Zoning: Light Agriculture, 5-acre minimum (A-1-5) and Scenic Highway Commercial (C-P-S) – **REQUEST:** Tentative Parcel Map No. 37228 proposes a Schedule "E" subdivision of 37.16 gross acres into 6 parcels. Parcels 1-5 consist of the existing travel center; Parcel 6 is an undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map. The proposed subdivision of the travel center that would create six parcels will allow the property owner to sell the parcels individually. This subdivision request does not propose any new development. The proposed parcels consist of the following: Parcel 1 is 0.52 acres and includes an existing building with a Starbucks business; Parcel 2 is 0.58 acres and includes an existing Del Taco business; Parcel 3 is 1.11 acres and is undeveloped; Parcel 4 is 6.30 acres and includes the existing Arco fueling station for both auto and trucks, a convenience store and retail spaces; Parcel 5 is 0.33 acres and includes the existing water treatment plant for the center; and Parcel 6 is 25.17 acres and is undeveloped. – APN: 727-100-020

**STAFF RECOMMENDATION:**

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO \_\_\_\_\_.
- CONTINUE WITHOUT DISCUSSION TO \_\_\_\_\_.
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$2289.09 as of 7/3/17.

CFG Case # 06369 County Clerk Processing Fee: pd \$50.00

Estimated amount of time needed for Public Hearing: 10 Minutes *(Min 5 minutes)*

Controversial: YES  NO   
*Provide a very brief explanation of controversy (1 short sentence)*



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on June 21, 2017,

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

APN (s) or case numbers PM37228 EA43000 For

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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.

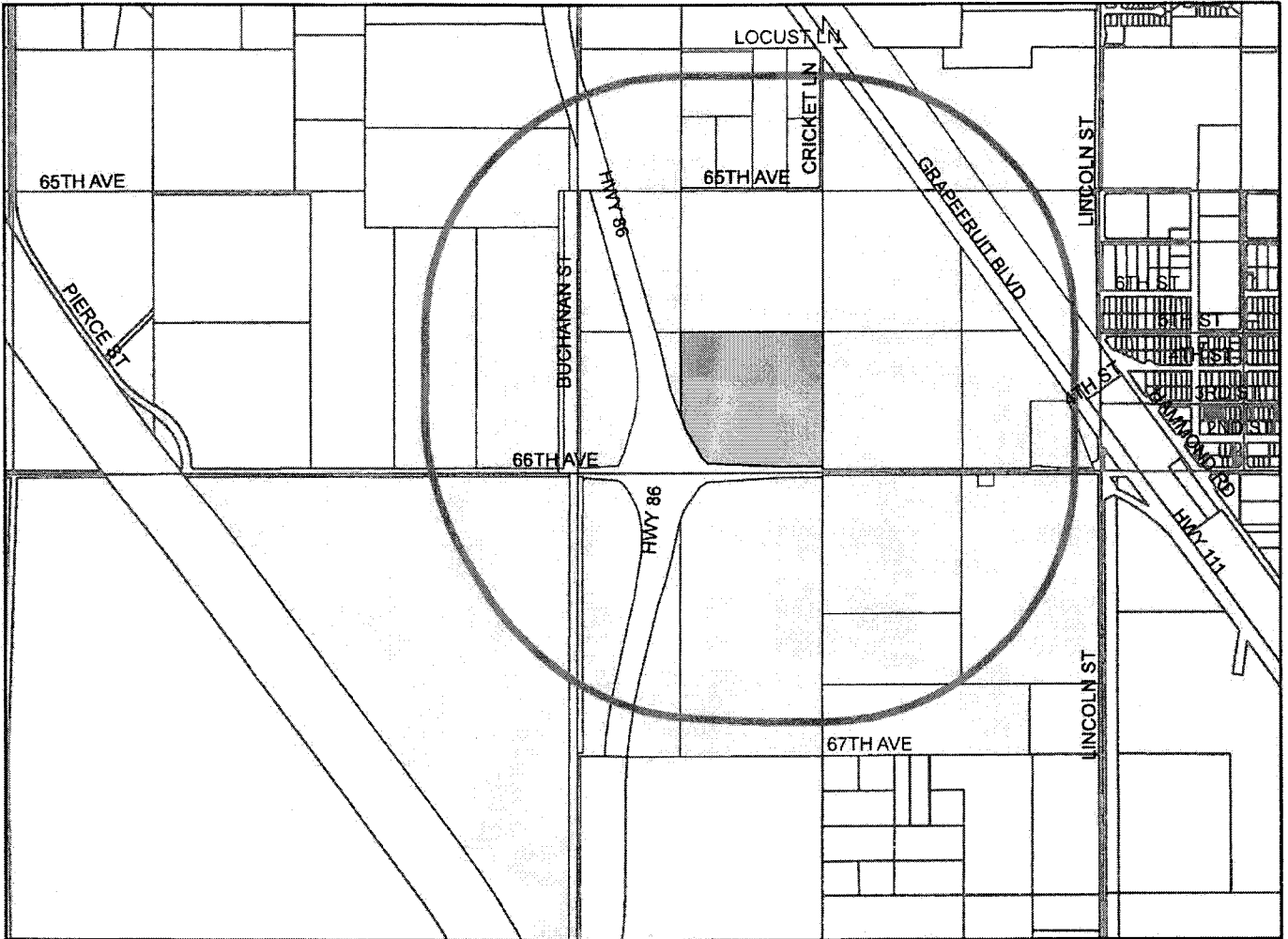
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

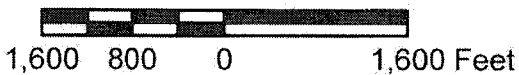
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

**PM37228 EA43000 ( 2400 feet buffer )**



**Selected Parcels**

749-080-028 727-250-016 749-090-009 727-250-008 749-070-017 749-080-027 749-090-018 727-100-006 727-100-004 727-100-007  
 727-100-025 727-091-008 749-070-019 749-070-020 749-080-021 749-080-022 727-091-014 727-250-006 727-250-015 727-250-004  
 727-250-005 727-091-012 727-100-003 727-091-013 727-100-009 727-100-020 727-091-005 727-091-009 727-092-025 727-100-015  
 727-091-007 727-250-009 727-250-010 727-250-011 727-092-012 727-100-017 727-100-024 727-100-026 727-100-021 727-100-022  
 727-100-023 727-091-010



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

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

**TENTATIVE PARCEL MAP NO. 37228** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Nachhattar Singh Chandi and Susana Chandi – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – General Plan: Community Development: Commercial Retail (CD-CR) – Location: Northeasterly corner of State Route 86 and 66<sup>th</sup> Avenue – Acres: 37.17 gross Zoning: Light Agriculture 5-acre minimum (A-1-5) – Scenic Highway Commercial (C-P-S) – **REQUEST:** The Tentative Parcel Map proposes a Schedule “E” subdivision of 37.17 acres into six (6) parcels. Parcels 1-5 would include existing commercial facilities and Parcel six (6) is an existing undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map, and any required improvements will be bonded.

TIME OF HEARING: 9:00 am or as soon as possible thereafter  
DATE OF HEARING: **July 19, 2017**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Daniel Arvizo at (760) 863-7684 or email at [darvizo@rivco.org](mailto:darvizo@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

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

ASMT: 727091005, APN: 727091005  
NORA SANCHEZ, ETAL  
43820 RECLINATA WAY  
INDIO CA 92201

ASMT: 727091014, APN: 727091014  
RAFAEL GARCIA, ETAL  
83686 PALOMAR CT  
COACHELLA CA 92236

ASMT: 727091007, APN: 727091007  
LEANDRA PEREZ, ETAL  
P O BOX 1539  
MECCA CA 92254

ASMT: 727100003, APN: 727100003  
ALEJANDRINA MARTINEZ, ETAL  
81329 PALMYRA AVE  
INDIO CA 92201

ASMT: 727091008, APN: 727091008  
FRANCISCO ZEPEDA  
82204 TAHQUITZ AVE  
INDIO CA 92201

ASMT: 727100006, APN: 727100006  
ALBERT GONZALEZ, ETAL  
P O BOX 506  
MECCA CA 92254

ASMT: 727091009, APN: 727091009  
OSCAR PEREZ  
P O BOX 705  
COACHELLA CA 92236

ASMT: 727100009, APN: 727100009  
PAULA AVILA, ETAL  
P O BOX 687  
MECCA CA 92254

ASMT: 727091010, APN: 727091010  
WOODSPUR FARMING  
52 200 INDUSTRIAL WAY  
COACHELLA CA 92236

ASMT: 727100015, APN: 727100015  
RICHARD BAGDASARIAN INC  
P O BOX 698  
MECCA CA 92254

ASMT: 727091012, APN: 727091012  
JOSE MONTOYA  
P O BOX 1320  
COACHELLA CA 92236

ASMT: 727100017, APN: 727100017  
SOUTHERN PACIFIC TRANSPORTATION CO  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

ASMT: 727091013, APN: 727091013  
LUZ RODRIGUEZ, ETAL  
81327 FUCSHIA  
INDIO CA 92201

ASMT: 727100020, APN: 727100020  
SUSANA CHANDI, ETAL  
P O BOX 2817  
INDIO CA 92202

ASMT: 727100023, APN: 727100023  
WILLIAM BURKETT  
46815 HIGHLAND PALMS DR  
LA QUINTA CA 92253

ASMT: 727250016, APN: 727250016  
COACHELLA VALLEY CONSERVATION COMMISSION  
73710 FRED WARING STE 200  
PALM DESERT CA 92260

ASMT: 727100024, APN: 727100024  
THERMAL SERVICE STATION  
P O BOX 1958  
CORONA CA 92878

ASMT: 749080022, APN: 749080022  
FRANCES C BERGER FOUNDATION, ETAL  
P O BOX 13390  
PALM DESERT CA 92255

ASMT: 727100025, APN: 727100025  
STELLA CHUO, ETAL  
P O BOX 1329  
THERMAL CA 92274

ASMT: 749080028, APN: 749080028  
BUCHANAN STREET INV  
C/O LOWRY  
39755 BURKEY DR NO A  
PALM DESERT CA 92211

ASMT: 727100026, APN: 727100026  
TORRES MARTINEZ DESERT CAHUILLA INDIANS  
P O BOX 1069  
THERMAL CA 92274

ASMT: 749090009, APN: 749090009  
COACHELLA VALLEY CONSERVATION COMMISSION  
73710 FRED WARING NO 200  
PALM DESERT CA 92260

ASMT: 727250005, APN: 727250005  
JAMES HORMOZI  
C/O FARIBORZ HORMOZI  
128 S WETHERLY DR  
BEVERLY HILLS CA 90211

ASMT: 749090018, APN: 749090018  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

ASMT: 727250011, APN: 727250011  
SHAHRAM TADAYON  
704 S WESTGATE AVE  
LOS ANGELES CA 90049

ASMT: 727250015, APN: 727250015  
ISLAMIC CENTER OF SOUTHERN CALIF  
C/O KENAN KAPETANOVIC  
434 S VERMONT AVE  
LOS ANGELES CA 90020

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1700628

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: CHANDI NACHHATTAR AND SUSANA \$50.00  
paid by: CK 3896  
paid towards: CFG06369 CALIF FISH & GAME: DOC FEE  
CFG FOR EA43000  
at parcel #: 90480 66TH AVE MECC  
appl type: CFG3

By \_\_\_\_\_ Mar 02, 2017 16:47  
ELMARQUE posting date Mar 02, 2017

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Nachhattar Singh Chandi and Susana Chandi ("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 727-100-020 ("PROPERTY"); and,

**WHEREAS**, on March 2, 2017, PROPERTY OWNER filed an application for Parcel Map No. 37228 ("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:  
Nachhattar & Susana Chandi  
c/o Toni Merrihew  
42270 Spectrum Street  
Indio, CA 92203

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.

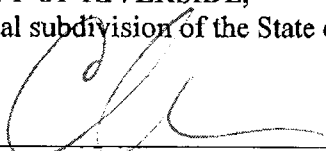
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

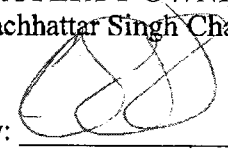
**IN WITNESS WHEREOF**, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

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

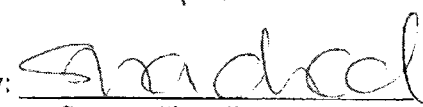
By:   
Charissa Leach  
Assistant Director of TLMA – Community Development

Dated: 7/12/17

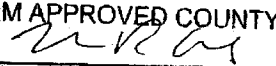
**PROPERTY OWNER:**  
Nachhattar Singh Chandi and Susana Chandi

By:   
Nachhattar Singh Chandi

Dated: 6/19/2017

By:   
Susana Chandi

Dated: 6/19/2017

FORM APPROVED COUNTY COUNSEL  
BY:  6/28/17  
MELISSA R. CUSHMAN DATE

## 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.

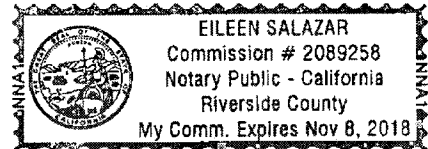
State of California  
County of Riverside )

On June 19<sup>th</sup> 2017 before me, Eileen Salazar, Notary Public  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.



Signature Eileen Salazar (Seal)

## 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 Riverside)

On June 19<sup>th</sup> 2017 before me, Eileen Salazar, Notary Public  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature Eileen Salazar (Seal)

