

FORM APPROVED COUNTY COUNSEL 5/12/16
 BY: GREGORY P. PRIAMOS DATE

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

706B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
 April 21, 2016

SUBJECT: GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, TENTATIVE TRACT MAP NO. 36730, AGRICULTURAL CASE NO. 1046 - Intent to adopt a Mitigated Negative Declaration – Applicant: Christopher Development Group, Inc. – First Supervisorial District – Lake Mathews – Lake Mathews/Woodcrest Area Plan: Community Development: Medium Density Residential (CD:MDR), Rural Community: Low Density Residential (RC:LDR), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Retail (CD:CR) – 103.62 Gross Acres – Location: northerly of El Sobrante Road and easterly of McAllister Street - Zoning: A-1-10 – REQUEST: The General Plan Amendment proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD:CR) 12.9-acre portion of the property to Community Development: Medium Density Residential (CD:MDR). The Change of Zone proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The Tentative Tract Map proposes a Schedule A subdivision of 103.62 gross acres into 272 residential lots ranging in size from 5,400 square feet up to 27,015 square feet, three water quality detention basin lots (plus one off-site detention basin on 7.7 acres), one 2.18-acre park site, one sewage lift station lot, and 17 open space lots. Agricultural Case No. 1046 proposes to disestablish the approximately 100 acre El Sobrante Agricultural Preserve No. 3. [100% DBF funds ongoing]

Steve Weiss
 Steve Weiss, AICP
 Planning Director

Juan C. Perez
 Juan C. Perez
 TLMA Director

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

SOURCE OF FUNDS: _____ **Budget Adjustment:** _____
 For Fiscal Year: _____

C.E.O. RECOMMENDATION: APPROVE
 BY: *Tina Grande*
 County Executive Office Signature Tina Grande

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: May 24, 2016
 xc: Planning

Kecia Harper-Ihem
 Clerk of the Board
 By: *Williamston*
 Deputy

Prev. Agn. Ref.: _____ District: 1 Agenda Number:

16-1

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

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, TENTATIVE
TRACT MAP NO. 36730, AGRICULTURAL CASE NO. 1046**

DATE: April 21, 2016

PAGE: Page 2 of 4

RECOMMENDED MOTIONS: Staff and the Planning Commission Recommend that the Board of Supervisors:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42710**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1127 to amend the General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7844 to change the zoning of the project site from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4) in accordance with the Change of Zone exhibit; subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36730, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

ADOPT RESOLUTION NO. 2016-084 approving Agricultural Preserve Case No. 1046, issuing a Certificate of Tentative Cancellation and disestablishing El Sobrante Agricultural Preserve No. 3, Map No. 1046; and,

TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 1046, a proposal to disestablish El Sobrante Agricultural Preserve No. 3, Map No. 1046 and cancel a land conservation Contract as depicted on Map No. 1046 subject to the conditions in Resolution No. 2016-084.

BACKGROUND:

The project site is located within the El Sobrante Policy Area of the Lake Mathews-Woodcrest Area Plan. The purpose of this policy area is to preserve the generally rural character of lands located north of El Sobrante Road and east of McAllister Street. As provided in the attached staff report findings and as further detailed in the memo provided by T&B, the proposed project would comply with the El Sobrante Policy Area, specifically the limitation on dwelling units within the policy area, density limits within Medium Density Residential, and clustering provisions.

The project does include the clustering of development to retain the drainages in the northeastern and southwestern portions of the site and to limit lot size in the northern portion of the site while allowing smaller lot sizes in the southern portion of the site. Based on the gross acreages of Medium Density Residential, Low Density Residential, and Estate Density Residential areas, a maximum of 282 single-family detached dwelling units could be developed on the project site. The Tentative Tract Map proposes a total of 272 residential lots with lot sizes ranging from 5,400 square feet up to 27,015 square feet. Lots within the Low Density Residential and Estate Density Residential areas where clustering would occur have a minimum lot size of 10,150 square feet and a minimum pad size of 10,000 square feet. Overall, the Tentative Tract Map has an average lot size of 8,617 square feet.

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The project involves the conversion of the land use designation from Commercial Retail (CD: CR) to Medium Density Residential (CD: MDR). This would result in the loss of a potential commercial development in an area on the fringe of urban and rural development. No other Commercial Retail (CD: CR) designations exist in the immediate vicinity within either unincorporated Riverside County or City of Riverside reflecting either existing or potential new commercial development. The closest significant retail uses would be at La Sierra Avenue and Indiana Avenue (approximately 4.2 miles away), Van Buren Boulevard and Washington Avenue (approximately 7.2 miles away), or Cajalco Road and Temescal Canyon Road (approximately 7.7 miles away). While the retention of the commercial land use designation could allow for future commercial development to serve the surrounding area, given that the project site is generally on the fringe of urban to rural development, this location is not as preferable or viable to develop with any substantive neighborhood serving retail uses to serve the needs of the existing or future planned residents of the area.

The Transportation Department has negotiated with the applicant to pay a per unit fee of \$500 to be used for road improvements on El Sobrante Road. This per unit fee is in addition to other transportation impact fees.

The project is currently within the El Sobrante Agricultural Preserve No. 3 ("Preserve"). The proposed Tentative Tract Map is not allowed to be within the Preserve. AG No. 1046 proposes to disestablish the El Sobrante Agricultural Preserve No. 3. This disestablishment is needed to accommodate non-agricultural uses related to the proposed Tentative Tract Map.

On September 24, 2014, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered the application to disestablish El Sobrante Agricultural Preserve No. 3, Map No. 1046. CAPTAC recommended denial of the proposed application citing that the cancellation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the disestablishment of the agricultural preserve and cancellation of the land conservation contract based upon the conditions of approval, findings, and conclusions set forth in Resolution No. 2016-084. The proposed project is consistent with the Riverside County General Plan. Therefore, the Planning Department considers this proposal the best use of the land.

At the March 2, 2016 Planning Commission hearing the Planning Commission recommended approval of the project to the Board of Supervisors. No controversial issues were raised at the meeting by the Commissioners and no one spoke in opposition to the project.

Should the Board of Supervisors tentatively approve the proposed cancellation and disestablishment, the applicant would be required to comply with the conditions of approval set forth in Resolution No. 2016-084 prior to the issuance of a Certificate of Final Cancellation as outlined in Government Code Section 51283.4.

Impact on Citizens and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

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Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. **RESOLUTION No. 2016-084 for Agricultural Case No. 1046**
- B. **STAFF REPORT**
- C. **PLANNING COMMISSION STAFF REPORT**

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

2016-0224432

06/01/2016 03:33 PM

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has not been compared with the
filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2016-084

Title of Document

**APPROVING AGRICULTURAL PRESERVE CASE NO. 1046
ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND
DISESTABLISHMENT OF EL SOBRANTE
AGRICULTURAL PRESERVE NO. 3
(Government Code Section 51283.4)**

(FIRST SUPERVISORIAL DISTRICT)

(Planning Department ~ Item 16-1 of 05/24/16)

RESOLUTION NO. 2016-084
APPROVING AGRICULTURAL PRESERVE CASE NO. 1046
ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND
DISESTABLISHMENT OF EL SOBRANTE
AGRICULTURAL PRESERVE NO. 3
(Government Code Section 51283.4)

WHEREAS, a Land Conservation contract was executed by Sannosuke Madokoro and Fukue Madokoro pursuant to the Land Conservation Act of 1965 (Government Code Section 51200 et. seq.) for land within the El Sobrante Agricultural Preserve No. 3; and,

WHEREAS, such Land Conservation contract, dated January 1, 1981, with the County of Riverside is for land currently identified as APNs 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, 270-170-011, 270-180-010 and 285-020-006 (“Property”) and was recorded on January 14, 1981, as Instrument No. 6752 16185, in the Office of the County Recorder of Riverside County, California; and,

WHEREAS, the Property is further described in Exhibit A for the El Sobrante Agricultural Preserve Case No. 1046 which is attached hereto and incorporated herein by reference; and,

WHEREAS, the total gross acreage of the Property is 100.48 acres; and

WHEREAS, CF/CDG Lake Ranch Venture, LLC (“Property Owner”) currently owns the Property and filed a Notice of Nonrenewal on December 10, 2013, which notice was recorded on April 15, 2014, as instrument No. 2014-0136698, in the Office of the County Recorder of Riverside County, California; and

WHEREAS, the Property Owner also petitioned to cancel the Land Conservation contract for the Property and to disestablish the El Sobrante Agricultural Preserve No. 3, as amended through Map No. 528A, by removing the Property from the boundaries of the agricultural preserve; and

WHEREAS, Agricultural Preserve Case No. 1046 will disestablish the El Sobrante Agricultural Preserve No. 3 in accordance with the map entitled Map No. 528 El Sobrante Agricultural Preserve No. 3 as amended through Map No. 528A; and,

FORWARDED TO COUNTY COUNSEL
 BY: MICHELLE CLACK
 DATE: 5/28/16

1 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and the
2 Rules and Regulations Governing Agricultural Preserves in Riverside County (Resolution No. 84-526)
3 have been satisfied, including the preparation of a Mitigated Negative Declaration for Environmental
4 Assessment No. 42710; and,

5 **WHEREAS**, the Property Owner has proposed, if the cancellation is approved, that the land will
6 be used for the following alternative use: 272 residential lots, three water quality detention basin lots, one
7 park site, one sewage lift station lot, and 17 open space lots ("Project"); and,

8 **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section 51283.4
9 of the Government Code, has been determined and certified by the Board of Supervisors to be
10 \$1,444,375.00 and,

11 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of
12 Supervisors on May 24, 2016.

13 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
14 of the County of Riverside, State of California, in regular session assembled on May 24, 2016, that:

- 15 1. The above recitals are incorporated herein by this reference.
- 16 2. The subject parcels affected by the proposed disestablishment are included under the Land
17 Conservation contract.
- 18 3. Pursuant to the Notice of Nonrenewal submitted on December 10, 2013, the Land
19 Conservation Contract on the 100.48 acres will expire on January 1, 2023 (GC 51245 and
20 R&T Code 426(c)).
- 21 4. The cancellation fee was determined by the Riverside County Assessor's Office to be a total of
22 \$1,444,375.00.
- 23 5. According to the Natural Resource Conservation Service, the Soils Capability Classification as
24 indicated in the USDA Soil Survey for Riverside County indicates that the site is twenty (20)
25 percent within Class I and II and eighty (80) percent within Class III, IV, and VI.
- 26 6. A Tentative Tract Map (Tract Map No. 36730) is being processed with this Agricultural
27 Preserve case and constitutes the proposed alternative land use for the 100.48 gross acres area
28 that is the subject of this disestablishment and cancellation. The proposed alternative land use
is consistent with the Riverside County General Plan, as described in more detail below.

BE IT FURTHER RESOLVED by the Board of Supervisors that:

- 1 1. The cancellation is for land on which a Notice of Nonrenewal has been served.

- 1 2. The cancellation is not likely to result in the removal of adjacent lands from agricultural use as
2 the Project will not affect the ability to use adjacent lands for agriculture. Land adjacent to
3 the Project site does not currently include agricultural uses. To the west of the Project is a
4 residential development of around 7,200 square foot lots; to the south is water district land;
5 and to the north and east is land designated Rural Community that has a density requirement
6 that equates to between ½ acre lots to 2 acre lots. The properties to the north and east are also
7 either fallow or are under agricultural production, and this cancellation would not change that
8 circumstance. Additionally, in the event that a subdivision were to be proposed on the current
9 agricultural lands to the north and east, it would include large lots ranging from ½ acre to 2
10 acre lots size which would not preclude agricultural uses. As a result, this cancellation will not
11 remove these lands from agricultural use.
- 12 3. El Sobrante Agricultural Preserve No. 3 originally consisted of 100.48 acres. This
13 cancellation proposes to remove the entire 100.48 gross acres from the Agricultural Preserve.
14 The underlying General Plan land use designation for the land within Agricultural Preserve
15 No. 3 is primarily Medium Density Residential – 2 to 5 Dwelling Units per acre, which would
16 allow for typical residential tract development that has a lot size of around 7,200 square feet.
17 The subdivision accompanying the proposed cancelation will be conditioned that all future
18 residences be notified that there are adjacent agricultural uses and that these agricultural uses
19 are not subject to nuisance complaints. Therefore, based upon the above, the cancellation is
20 not likely to result in the removal of adjacent lands from agricultural use.
- 21 4. The cancellation is for an alternative use that is consistent with the applicable provisions of the
22 Riverside County General Plan. The alternative use is a single family subdivision which is
23 consistent with both the existing General Plan designations of Medium Density Residential,
24 Low Density Residential and Estate Density Residential and the proposed General Plan
25 Amendment to change portions of the project site from Commercial and Public Facilities to
26 Medium Density Residential. Based upon the above, the cancellation for an alternative use is
27 consistent with the applicable provisions of the Riverside County General Plan.
- 28 5. The cancellation will not result in discontinuous patterns of urban development because the
existing General Plan land use designations and zoning classifications for the surrounding
parcels to the north, south and east limit commercial and residential development; and,
therefore, provide a buffer for the surrounding parcels from urbanization by limiting lot sizes

1 to north and east to a minimum of at least half acre lots which can maintain agricultural uses.
2 The lots to the south are designated in the General Plan as Public Facility and are owned and
3 operated by the Metropolitan Water District and will be maintained as largely vacant for the
4 water district's operations. Additionally, the parcels to the west are already built out as single
5 family residential homes at urban densities, therefore, the project will continue urban
6 development from the west in a contiguous manner with no other uses between the proposed
7 project and the urban uses to the west. Therefore, the Project is not expected to result in
8 discontinuous patterns of urban development.

- 9
- 10 6. There is also no other nearby parcel that is not subject to a land conservation contract and that
11 is both available and suitable for the Project. The Project is located adjacent to an existing
12 subdivision to the west, a water district property to the south, and low density General Plan
13 designated property to the north and east. No adjacent or even nearby parcels would be
14 available for the proposed medium density project because of either the existing uses of the
15 properties or the low density designations applied to those properties. Therefore, there is no
16 other nearby parcel that is not subject to a land conservation contract and that is both available
17 and suitable for the Project.
- 18 7. Therefore, based on the above, the public's interest in implementing the goals and policies of
19 the Riverside County General Plan substantially outweighs the purpose of the Williamson Act
20 and there is no proximate, noncontracted alternative land available and suitable for the
21 proposed Project.
- 22 8. Disestablishing Agricultural Preserve No. 3 will not have a significant adverse effect upon the
23 environment and a Mitigated Negative Declaration for Environmental Assessment No. 42710
24 is adopted based on the findings incorporated in the initial study.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall comply with
26 the following conditions prior to issuance of a Certificate of Final Cancellation with respect to the
27 Property as outlined in Government Code Section 51283.4:

- 28
1. The cancellation fee of \$1,444,375.00 shall be paid; and,
 2. All conditions necessary for the County to issue grading permits for any portion of Tract Map No. 36730 shall have been met; and,
 3. The landowner shall notify the Board of Supervisors when all conditions and contingencies enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the

1 Land Conservation Contract. Within 30 days of receipt of such notice, and upon determination
2 that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause
3 to be executed and recorded a Certificate of Final Cancellation with respect to the Land
4 Conservation Contract.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board shall
6 file and record copies of this resolution, Property description as shown in Exhibit A and the map entitled
7 Map No. 528 El Sobrante Agricultural Preserve No. 3 as amended through Map No. 1046, in the Office of
8 the County Recorder of Riverside County, California, and transmit copies thereof to the Director of
9 Conservation of the State of California, the Treasurer of Riverside County, and the Assessor of Riverside
10 County; and that upon fulfillment of all of the conditions, the landowners will be entitled to a Certificate
11 of Final Cancellation that provides as follows:

- 12 1. Map No. 528 El Sobrante Agricultural Preserve No. 3 as adopted on January 6, 1981, amended
13 by Map No. 528A, is further amended by Map No. 1046 deleting therefrom the area shown
14 and described in Exhibit A, attached hereto, being on file in the Office of the Clerk of the
15 Board.
- 16 2. The Land Conservation Contract will be canceled to the extent said contract applies to the land
17 referenced in the petition for cancellation of the aforementioned property owner, thereby
18 removing from the effect of said contract the real property in the County of Riverside, State of
19 California, described in Exhibit A attached hereto.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the
21 cancellation fee of \$1,444,375.00 is not paid within one year following the recordation of this Certificate
22 of Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code
23 Section 5.1283.4 (a), and the applicable landowner shall be required to pay the applicable portion of the
24 recomputed fee as a condition to issuance of a Certificate of Final Cancellation of the Land Conservation
25 Contract.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the
27 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use
28 if the Board finds that such amendment is consistent with the findings made pursuant to Government
Code Section 51282.

ROLL CALL:

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None

The foregoing is certified to be a true copy of a
resolution duly adopted by said Board of Super-
visors on the date therein set forth.

KECK HARPER-IHEM, Clerk of said Board

By  Deputy

EXHIBIT "A"

"EL SOBRANTE AGRICULTURAL PRESERVE NO. 3"

All of El Sobrante Agricultural Preserve No. 3, Map No. 528 A, as shown in Corrected Legal Description recorded as Instrument No. 16186, dated January 28, 1981, records of Riverside County, California, located in Section 31, Township 3 South, Range 5 West, San Bernardino Base Meridian, in the County of Riverside, State of California, being described as follows:

PARCEL 1:

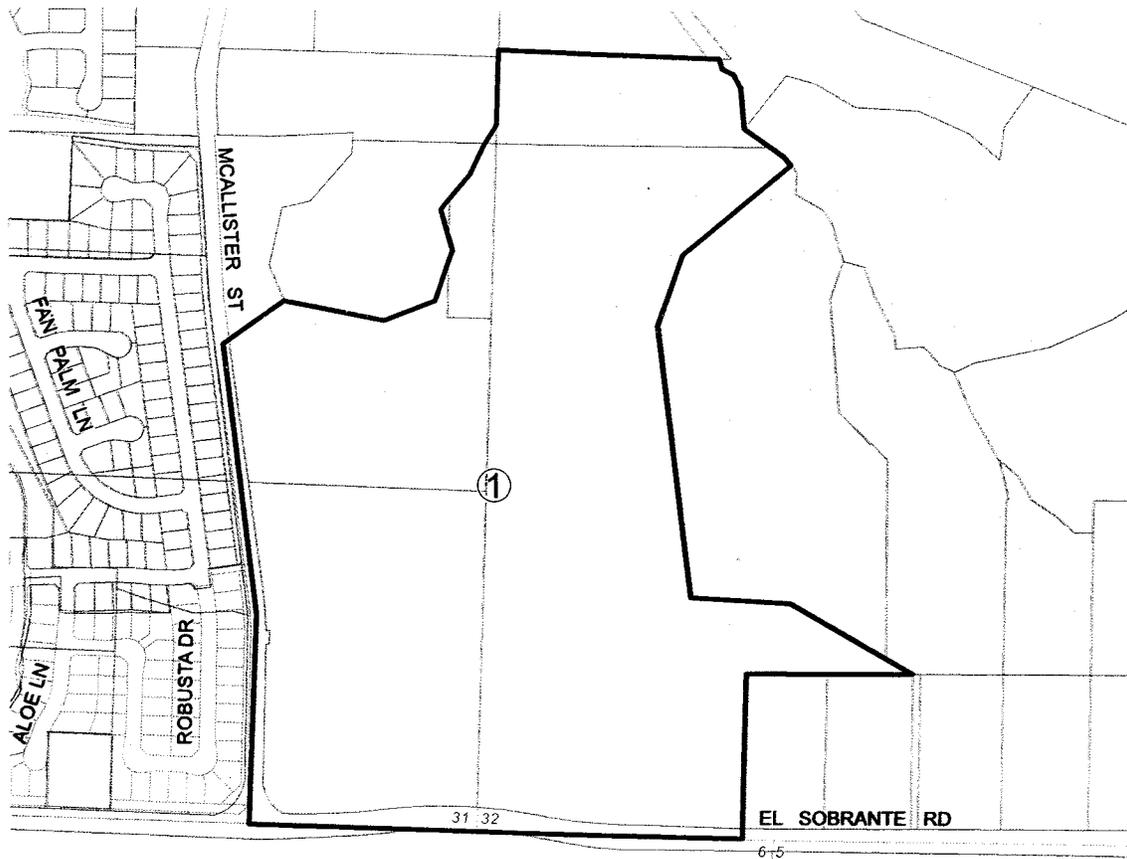
Those portions of the Northeast quarter of the Southwest quarter and the South half of the South half of the Southwest quarter of the Northeast quarter of Section 31. Township 3 South, Range 5 West, and those portions of the Southwest quarter of the Northwest quarter and the Southwest quarter of Section 32, Township 3 South, Range 5 West, as said sections are shown on map of the Rancho El Sobrante De San Jacinto on file in Book 1, page 8 of Maps, San Bernardino County Records, described as a whole as follows:

Beginning at the Southeast corner of said Northeast quarter of the Southeast quarter of Section 31; thence Westerly along the Southerly line of said Northeast quarter of the Southeast quarter to the center line of McAllister Street, 60 feet wide, as described in the Right-Of-Way Easement to the County of Riverside, recorded July 19, 1939, in book 421, page 583 of Official Records, Riverside County Records; thence along said center line, North 08°07'00" West to a line which bears North 81° 53'00" East, at right angle to said center line and which passes through the most Southerly corner of the land described in the deed to Andrew L. Guzman and wife Erika, recorded May 15, 1969 as Instrument No. 47603. Riverside County Records; thence North 81° 53'00" East 30 feet to said most Southerly corner; thence along the Southeasterly. Easterly and Northerly boundary lines of said land of Guzman, North 55° 53'20" East 265.58 feet, North 23° 31' 40" West 146.82 feet, North 11°54'45" East 222.35 feet, North 74° 43'20" East 109.17 feet, North 40° 31'20" East 234.47 feet, North 00° 26'20" East 80.17 feet, and South 86° 38'23" West 316.92 feet to the Southerly line of said Northeast quarter of Section 31; thence along the last mentioned Southerly line, North 89° 33'40" West to said center line of McAllister Street, 60 feet wide; thence Northerly along said center line to the Northerly line of said South half of the Southeast quarter of the Northeast quarter of Section 31; thence Easterly along said Northerly line to the Easterly line of said Northeast quarter of Section 31, also being the Westerly line of said Northwest quarter of Section 32; thence Northerly along said Westerly line to a point distant Northerly thereon. 350 feet from the West quarter corner of said Section 32, said point also being Northwest corner of the land described in Parcel 1 of the deed to Sannosuke Madokoro, recorded May 23, 1956 as Instrument No. 36287, Riverside County Records; thence Easterly along the Northerly line of said Parcel 1 of said land of Madokoro, a distance of 833.36 feet to the Southwesterly boundary line of the land described in the deed to El Sobrante Land and Development Company, recorded November 14, 1955 as Instrument No. 72403; thence Southeasterly along said Southwesterly boundary lines through its various courses and distances therein to the most Northerly corner of the land described as Parcel 2 in the deed to Herbert E. Grimm and wife Eunice G., recorded December 31, 1958 as Instrument No. 94197, Riverside County Records; thence Southwesterly and Southerly along the Northwesterly and Westerly lines of said

MAP NO. 528A EL SOBRANTE AGRICULTURAL PRESERVE NO. 3

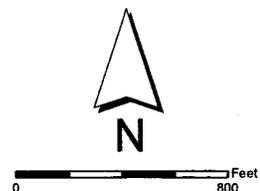
AMENDED BY MAP NO. 1046

SECS 31 & 32 T. 3 S., R. 5 W



AMENDMENTS:
NO. 1, (DISESTABLISHMENT), MAY 24, 2016, MAP NO. 1046

ADOPTED ON JANUARY 26, 1981
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.





PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

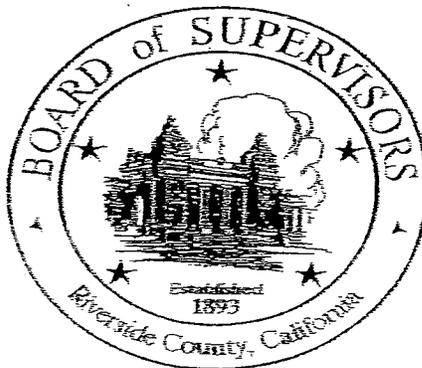
www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors
(embossed on document)



Date:

5/24/16

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board

FOR BILLING INQUIRIES:
CALL (951) 368-9710
EMAIL billinginquiry@pe.com

| DATE | ORDER NUMBER | PO Number | PRODUCT | SIZE | AMOUNT |
|--------|--------------|---------------------------|--------------|-------------|--------|
| 5/4/16 | 0010160061 | GPA 1127 ZC7844 TTM 36730 | PE Riverside | 3 x 8.50 In | 461.10 |

RECEIVED RIVERSIDE COUNTY
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2016 MAY 11 AM 11:32

*Planning
16-1 of 05/24/16*

Placed by: Cecilia Gil

BALANCE DUE

461.10

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| SALES/CONTACT INFORMATION | ADVERTISER INFORMATION | | | |
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| Nick Eller 951-368-9229 | BILLING DATE 05/04/2016 | BILLED ACCOUNT NUMBER 1100141323 | ADVERTISER/CLIENT NUMBER 1100141323 | ADVERTISER/CLIENT NAME BOARD OF SUPERVISORS |

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| BALANCE DUE 461.10 | ORDER NUMBER 0010160061 | TERMS OF PAYMENT DUE UPON RECEIPT |

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

The Press-Enterprise
Dept LA 24453
Pasadena, CA 91185-4453

THE PRESS-ENTERPRISE

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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 1127 ZC7844 TTM 36730

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

05/04/2016

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

Date: May 04, 2016

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0010160061-01

P.O. Number: GPA 1127 ZC7844 TTM 36730

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, TENTATIVE TRACT MAP AND AGRICULTURAL CASE IN THE FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tues. May 24, 2016 at 10:30AM** or as soon as possible thereafter, to consider the application submitted by Christopher Development Group, Inc. on **General Plan Amendment No. 1127**, which proposes to amend the land use designation of the Community Development: Commercial Retail (CD:CR) 12.9-acre portion of the property to Community Development: Medium Density Residential (CD:MDR); **Change of Zone No. 7844**, which proposes to change the zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4), or such other zones as the Board may find appropriate; **Tentative Tract Map No. 36730, Schedule A**, which proposes to subdivide 103.62 gross acres into 272 residential lots ranging in size from 5,400 square feet, three water quality detention basin lots (plus one off-site detention basin on 7.7 acres), one 2.18-acre park site, one sewage lift station lot, and 17 open space lots; and, **Agricultural Case No. 1046**, which proposes to disestablish the approximately 100 acre El Sobrante Agricultural Preserve No. 3 ("the project"). The project is located northerly of El Sobrante Road and easterly of McAllister Street in the Lake Mathews/Woodcrest Area Plan, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42710**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@rctlma.org.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

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

Dated: April 28, 2016
Kecia Harper-Ihem, Clerk of the Board
By Cecilia Gil, Board Assistant

2016 MAY 11 AM 11:30

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

**Riverside County Board of Supervisors
Request to Speak**

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

SPEAKER'S NAME: BILL HOLMAN

APPLICANT

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 5-24-16 **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

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

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
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to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Joel Morse

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 5/24/16 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
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I give my 3 minutes to: _____

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**Riverside County Board of Supervisors
Request to Speak**

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SPEAKER'S NAME: Ms M... ..

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 5/24 **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, TENTATIVE TRACT MAP AND AGRICULTURAL CASE IN THE FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 24, 2016 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Christopher Development Group, Inc., on **General Plan Amendment No. 1127**, which proposes to amend the land use designation of the Community Development: Commercial Retail (CD:CR) 12.9-acre portion of the property to Community Development: Medium Density Residential (CD:MDR); **Change of Zone No. 7844**, which proposes to change the zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4), or such other zones as the Board may find appropriate; **Tentative Tract Map No. 36730, Schedule A**, which proposes to subdivide 103.62 gross acres into 272 residential lots ranging in size from 5,400 square feet, three water quality detention basin lots (plus one off-site detention basin on 7.7 acres), one 2.18-acre park site, one sewage lift station lot, and 17 open space lots; and, **Agricultural Case No. 1046**, which proposes to disestablish the approximately 100 acre El Sobrante Agricultural Preserve No. 3 ("the project"). The project is located northerly of El Sobrante Road and easterly of McAllister Street in the Lake Mathews/Woodcrest Area Plan, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42710**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@rctlma.org.

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

Dated: April 28, 2016

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

16-1 of 05/24/16

BCI: 92502114747 *1052-07311-02-11

DGR PERMS 0253 525021147

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RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2016 MAY 11 AM 11:28

Pechanga Cultural Resource Dept.
P.O. Box 1583
Temecula, CA 92593

This may affect your property

PUBLIC HEARING NOTICE

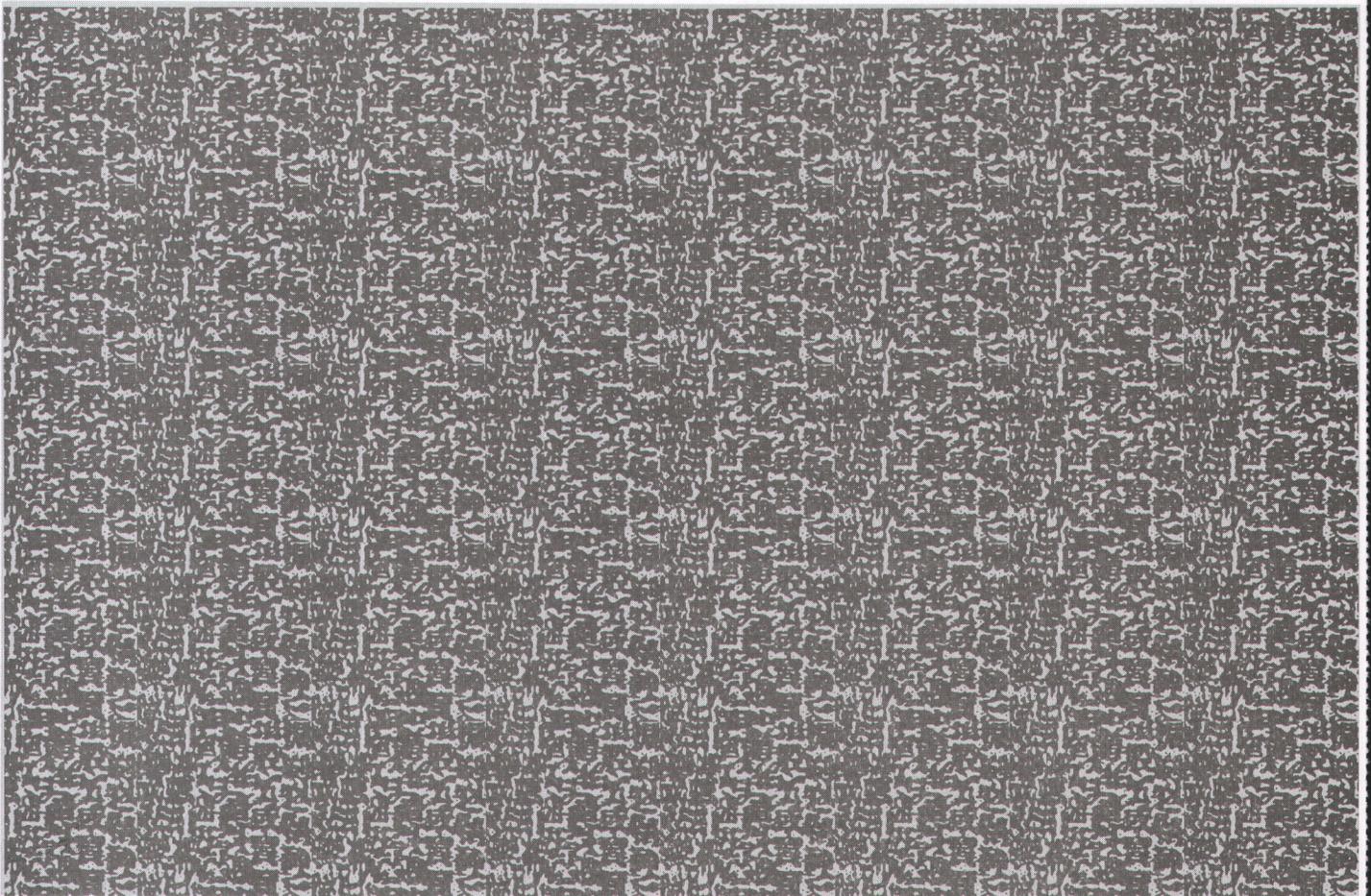
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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, TENTATIVE TRACT MAP AND AGRICULTURAL CASE IN THE FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42710**.

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

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Dated: April 28, 2016

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

16-1 of 05/24/16

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The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42710**.

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By: Cecilia Gil, Board Assistant

16-1 of 05/24/16

BC: 92502114747 *1052-07456-02-25
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DGK:LR 92503 92502114747

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2016 MAY -6 AM 11:48

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

PUBLIC HEARING NOTICE
This may affect your property

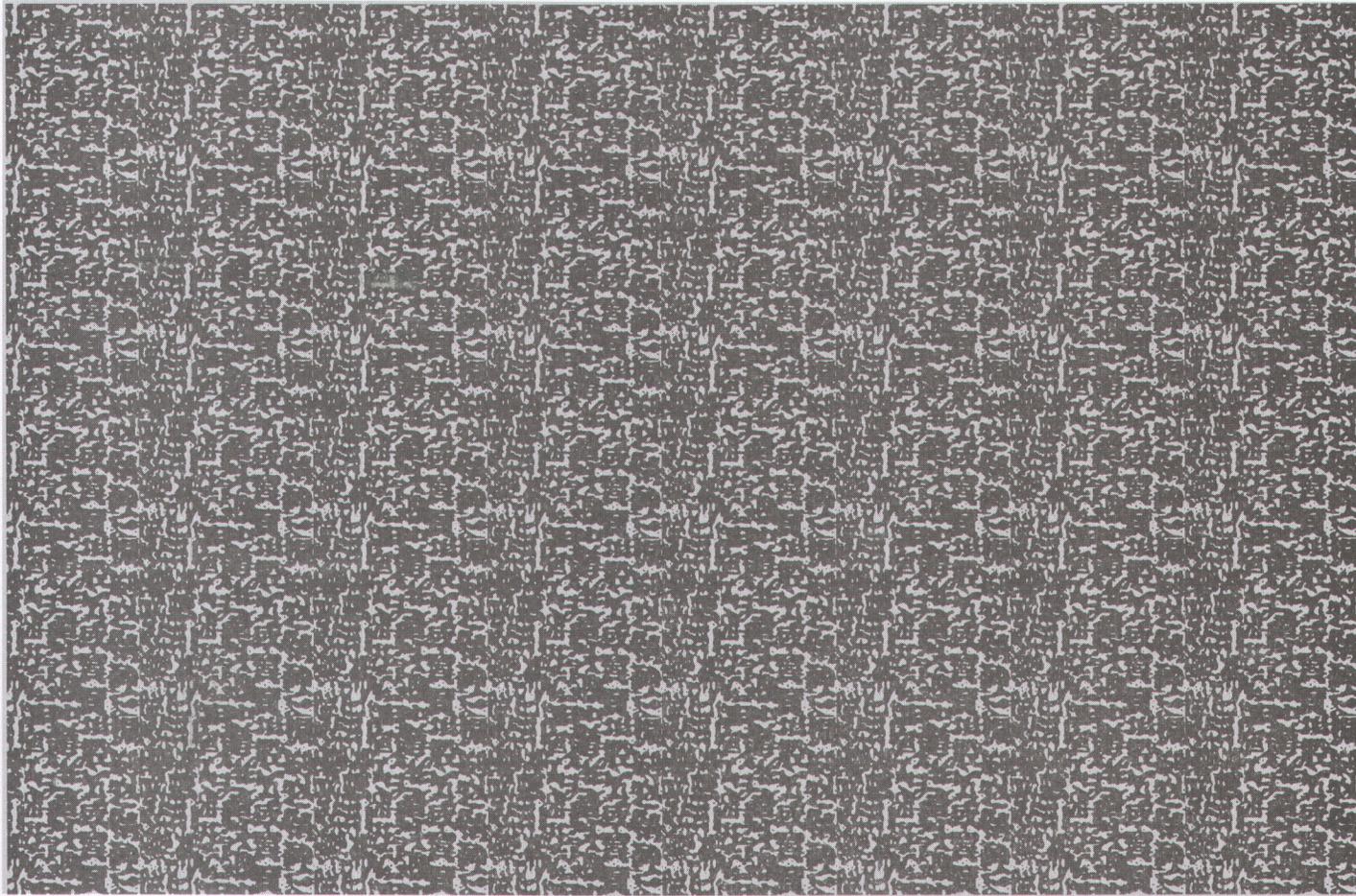
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42710**.

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

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

Dated: April 28, 2016

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

16-1 of 05/24/16

DGK:VZMBZ 82047

BCI: 92502114747 * 0852-00421-04-24

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NIXIE 914 DE 1260 0005/04/16

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CLERK / BOARD OF SUPERVISORS

2016 MAY -9 PM 12: 04

ASMT: 270200059, APN: 270200059
VICTORIA GROVE MAINTENANCE ASSN
C/O ALICE J CUMMINGS
2714 LOKER AVE STE 100
CARLSBAD CA 92010

This may affect your property

PUBLIC HEARING NOTICE

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



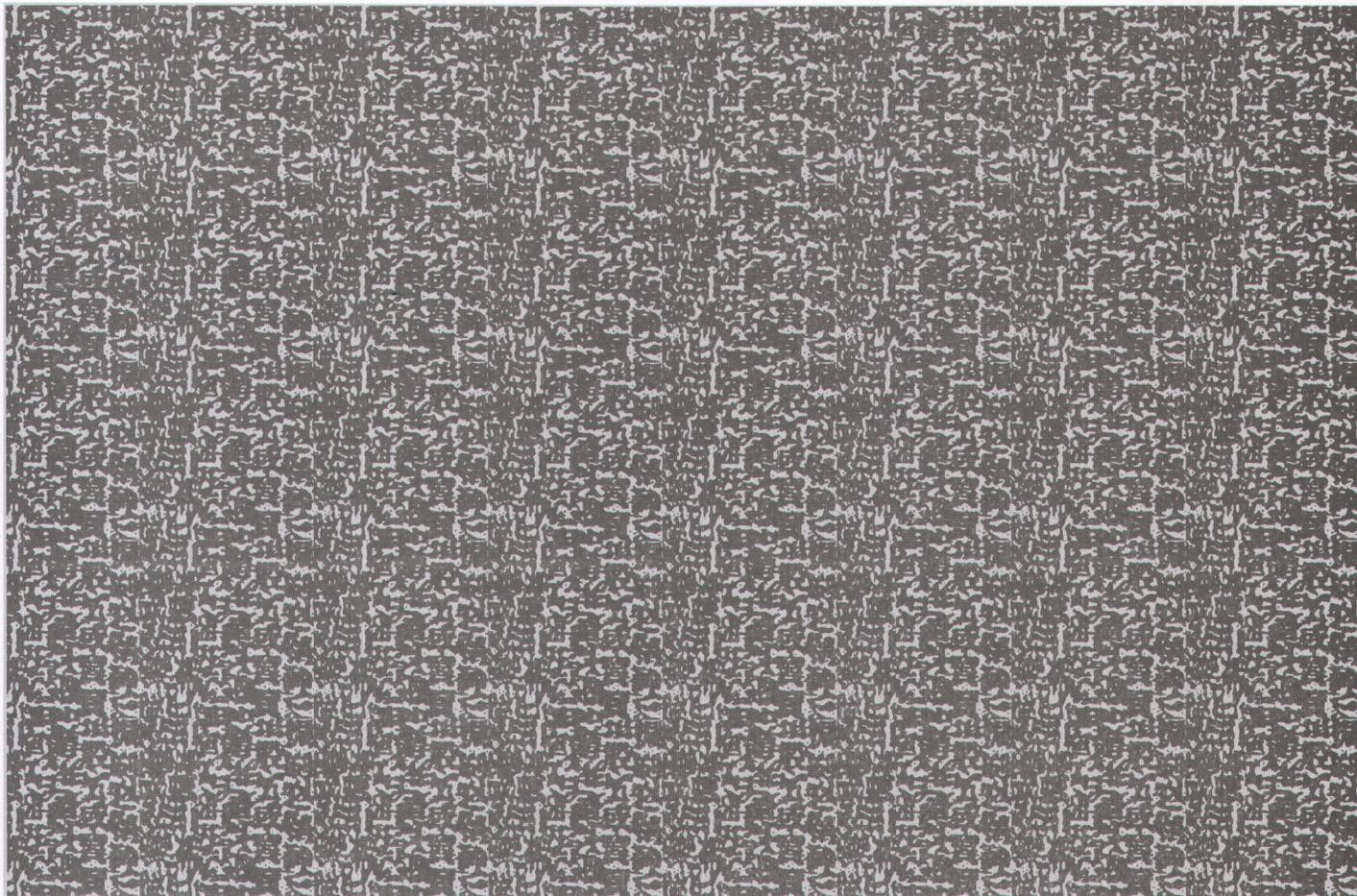
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FIRST CLASS



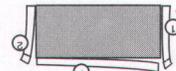
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0004265228 APR 28 2016

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The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42710**.

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Dated: April 28, 2016

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

16-1 of 05/24/16

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PUBLIC HEARING NOTICE

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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ASMT: 270350060, APN: 270350060
SHEA HOMES LTD PARTNERSHIP
1250 CORONA POINTE STE 600
CORONA CA 92879

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CLERK / BOARD OF SUPERVISORS

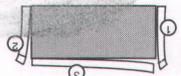
2016 MAY -9 PM 12: 04

913 NFR 126041310005/04/16
FORWARD TIME EXP RTN TO SEND
: SHEA HOMES
Z ADA STE 200
IRVINE CA 92618-3325

RETURN TO SENDER

DGK: LMB 92879

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The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42710**.

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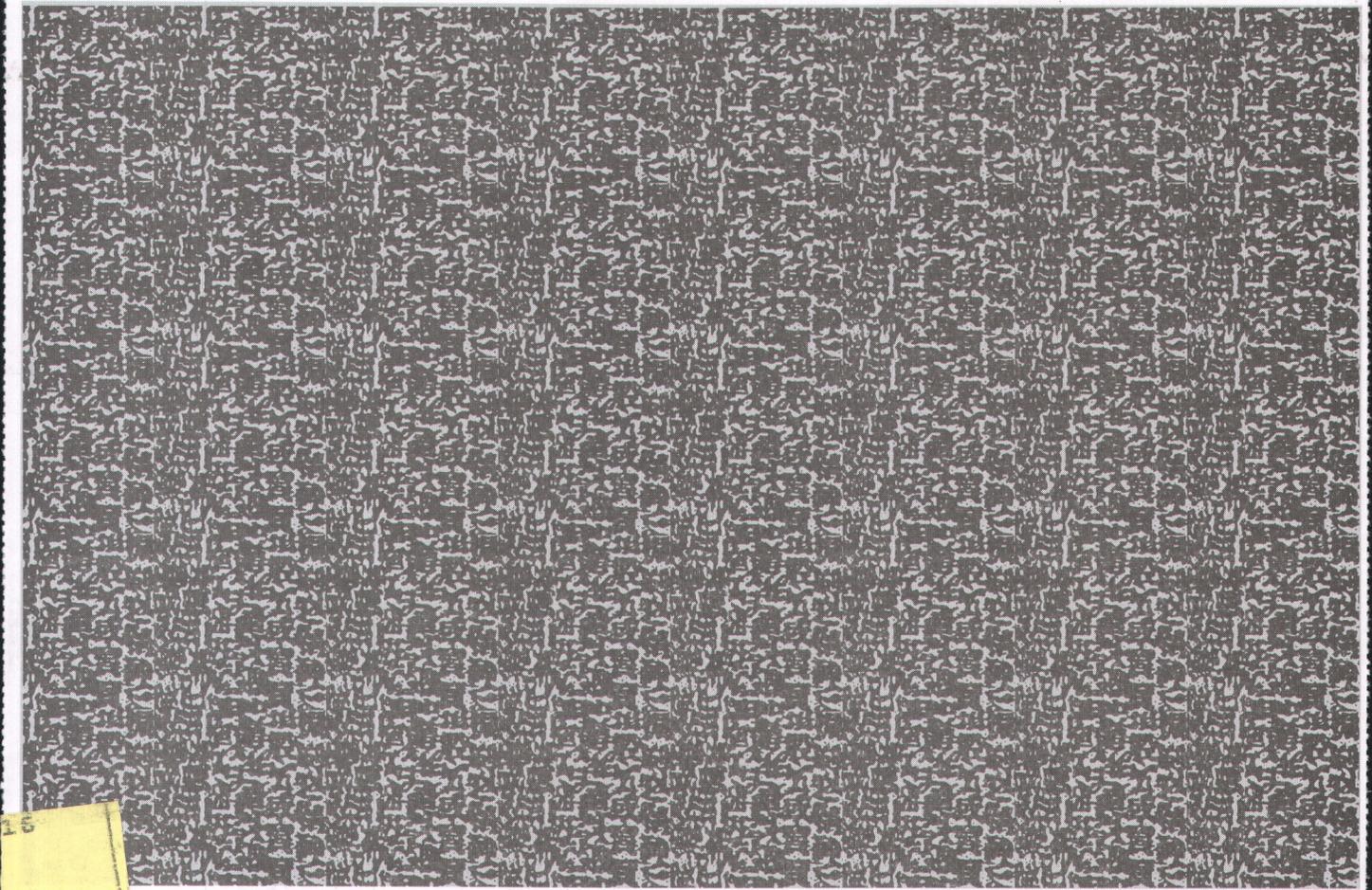
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Dated: April 28, 2016

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

16-1 ef 05/24/16



Riverside County Clerk of the Board
 County Administrative Center
 4080 Lemon Street, 1st Floor Annex
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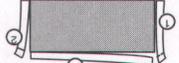
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 CLERK / BOARD OF SUPERVISORS

2016 MAY -9 PM12:04

ASMT: 270420028, APN: 270420028
 VICTORIA GROVE MAINTENANCE ASSN
 7 UPPER NEWPORT PLAZA
 NEWPORT BEACH CA 92660

NIXIE 913 FE 1260 0095/03/16
 RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD
 BC: 92502114747 * 2252-05615-03-26
 DISK # 92660

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The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42710**.

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Dated: April 28, 2016

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

16-1 of 05/24/16

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ASMT: 270160007, APN: 270160007
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RIVERSIDE CA 92517

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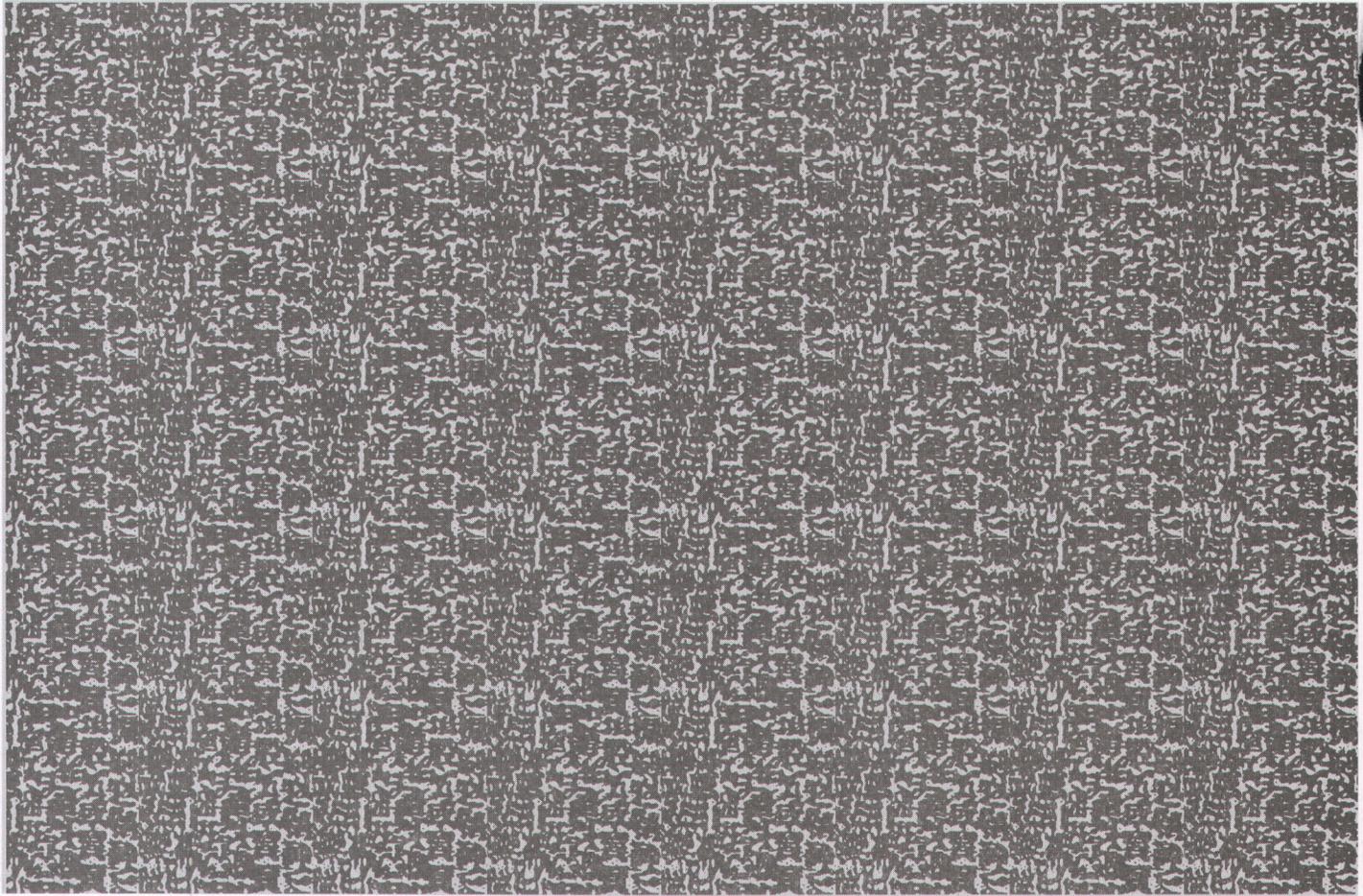
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4080 Lemon Street, 1st Floor Annex
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Riverside, CA 92502-1147



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The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42710**.

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Dated: April 28, 2016

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

16-1 of 05/24/16

NIXIE 914 TEL 0005/03/16
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BC: 92302114747 * 1004-0404-NB-43

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MAILED FROM ZIP CODE 923

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CLERK / BOARD OF SUPERVISORS

2016 MAY - 9 PM 12: 04

ASMT: 270350061, APN: 270350061
WMMW
C/O HOWARD HICKS
P O BOX 5286
RIVERSIDE CA 92517

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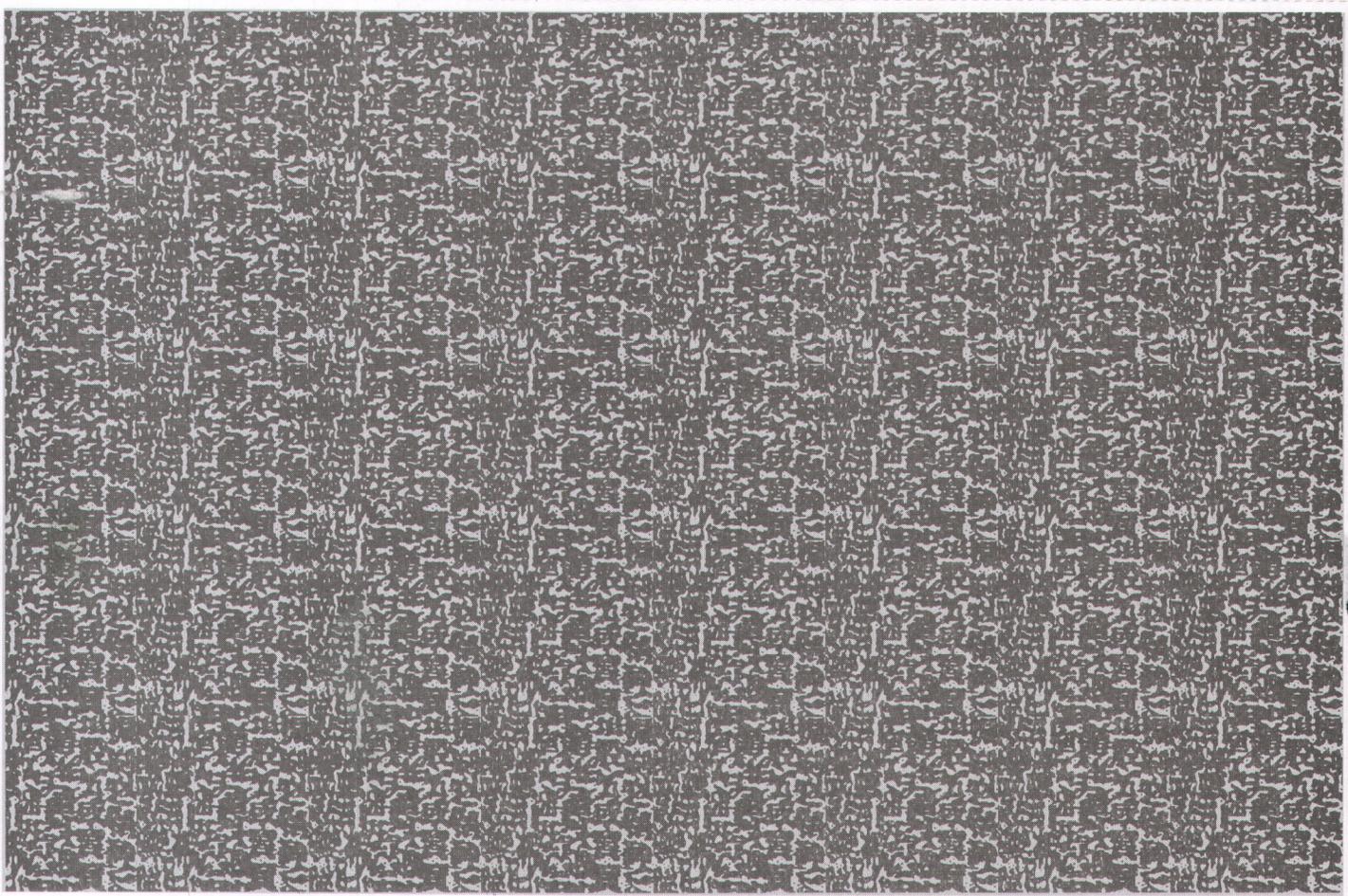
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 92504

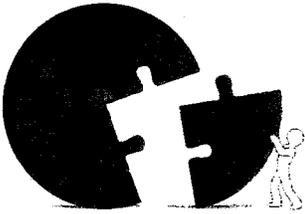


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ORIGINAL

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

706 B

DATE: May 12, 2016

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside

SUBJECT: GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, TENTATIVE TRACT MAP NO. 36730, AGRICULTURAL CASE NO. 1046

(Charge your time to these case numbers)

THIS ITEM HAS ALREADY BEEN NOTICED FOR THE MAY 24TH BOARD HEARING BY CECELIA GIL

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
 - **SELECT Advertisement**
 - **SELECT CEQA Determination**
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

3 Extra sets were taken to:
Clerk of the Board

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

"Planning Our Future... Preserving Our Past"



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

April 28, 2016

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9225
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: GPA 1127; ZC 7844; TTM 36730; AG 1046

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, May 4, 2016.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A 1/8 PAGE DISPLAY AD.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

| | | | |
|-----------|----------------------|------------|-----------------------|
| CUSTOMER: | BOARD OF SUPERVISORS | PROOF TIME | 4/28/2016 10:43:50 AM |
| REP ID: | OCNELLER | LAST RUN: | 05/04/16 |
| DESIGNER | Rchung | SIZE: | 3X8.5 |

OC-0010160061-01

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, TENTATIVE TRACT MAP AND AGRICULTURAL CASE IN THE FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tues. May 24, 2016 at 10:30AM** or as soon as possible thereafter, to consider the application submitted by Christopher Development Group, Inc. on **General Plan Amendment No. 1127**, which proposes to amend the land use designation of the Community Development: Commercial Retail (CD:CR) 12.9-acre portion of the property to Community Development: Medium Density Residential (CD:MDR); **Change of Zone No. 7844**, which proposes to change the zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4), or such other zones as the Board may find appropriate; **Tentative Tract Map No. 36730, Schedule A**, which proposes to subdivide 103.62 gross acres into 272 residential lots ranging in size from 5,400 square feet, three water quality detention basin lots (plus one off-site detention basin on 7.7 acres), one 2.18-acre park site, one sewage lift station lot, and 17 open space lots; and, **Agricultural Case No. 1046**, which proposes to disestablish the approximately 100 acre El Sobrante Agricultural Preserve No. 3 ("the project"). The project is located northerly of El Sobrante Road and easterly of McAllister Street in the Lake Mathews/Woodcrest Area Plan, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42710**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@rctlma.org.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

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

Dated: April 28, 2016
Kecia Harper-Ihem, Clerk of the Board
By Cecilia Gil, Board Assistant

PLEASE READ ALL COPY CAREFULLY. CHECK SPELLING AND PHONE NUMBERS.
Once proof is approved FREEDOM COMMUNICATIONS will not accept responsibility for incorrect copy or layout.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, TENTATIVE TRACT MAP AND AGRICULTURAL CASE IN THE FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 24, 2016 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Christopher Development Group, Inc., on **General Plan Amendment No. 1127**, which proposes to amend the land use designation of the Community Development: Commercial Retail (CD:CR) 12.9-acre portion of the property to Community Development: Medium Density Residential (CD:MDR); **Change of Zone No. 7844**, which proposes to change the zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4), or such other zones as the Board may find appropriate; **Tentative Tract Map No. 36730, Schedule A**, which proposes to subdivide 103.62 gross acres into 272 residential lots ranging in size from 5,400 square feet, three water quality detention basin lots (plus one off-site detention basin on 7.7 acres), one 2.18-acre park site, one sewage lift station lot, and 17 open space lots; and, **Agricultural Case No. 1046**, which proposes to disestablish the approximately 100 acre El Sobrante Agricultural Preserve No. 3 ("the project"). The project is located northerly of El Sobrante Road and easterly of McAllister Street in the Lake Mathews/Woodcrest Area Plan, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42710**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@rctlma.org.

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

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

Dated: April 28, 2016

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

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on April 28, 2016, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1127; ZC 7844; TTM 36730; AG 1046

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: May 24, 2016 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: April 28, 2016
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkeneme@asrclkrec.com>
Sent: Wednesday, April 27, 2016 5:05 PM
To: Gil, Cecilia; Acevedo, Amy; Buie, Tammie; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 1127 ZC 7844 TTM 36730 AG 1046

Good Afternoon,

Received and will be posted today.

Thank you,
Bonnie

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Wednesday, April 27, 2016 4:05 PM
To: Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: GPA 1127 ZC 7844 TTM 36730 AG 1046

Good afternoon! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
(951) 955-8464
MS# 1010

PROPERTY OWNERS CERTIFICATION FORM

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

The attached property owners list was prepared by Riverside County GIS

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

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

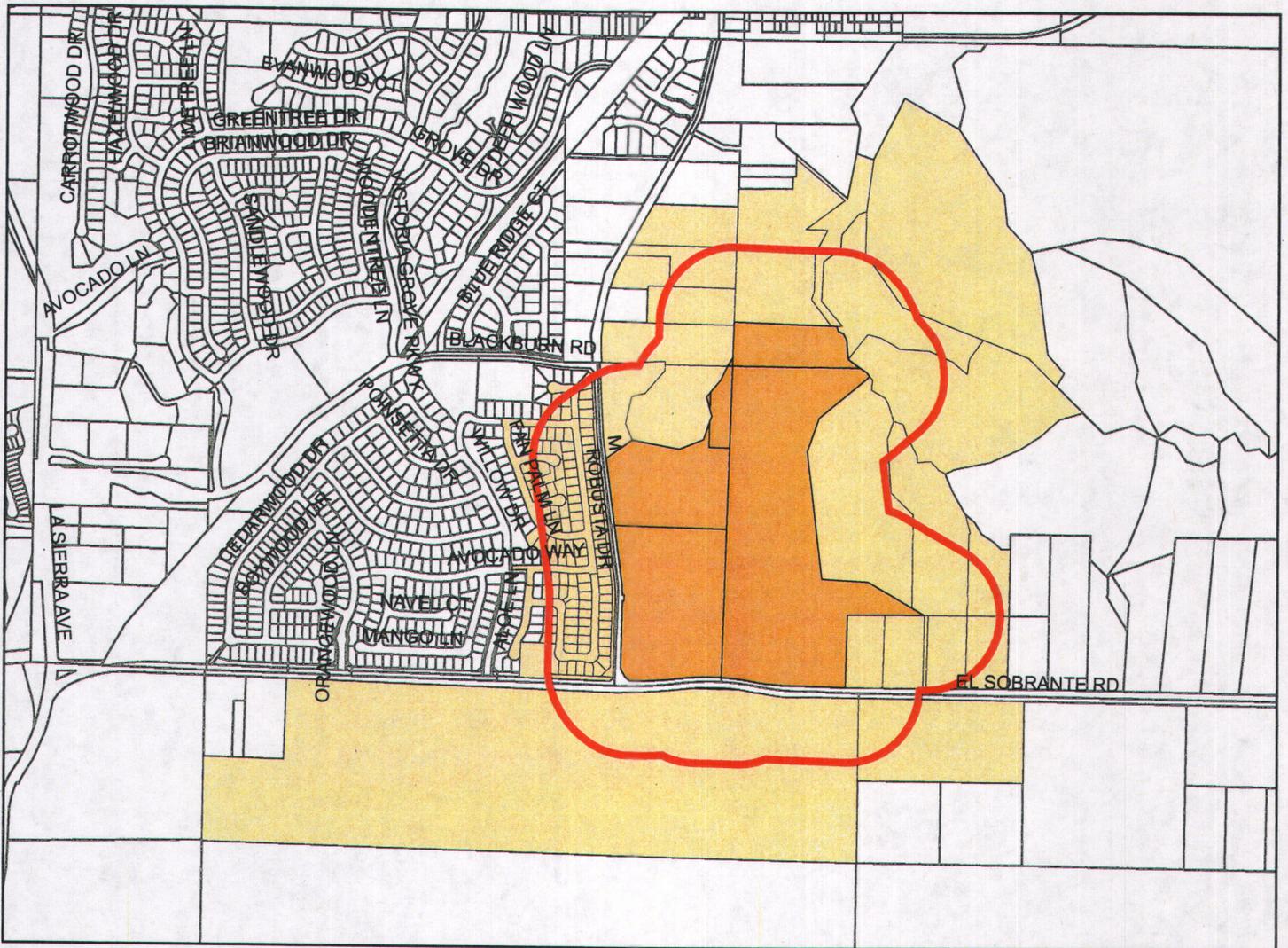
Riverside, Ca. 92502

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

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2016 APR 25 AM 10:29

[Signature]
3/5/2016

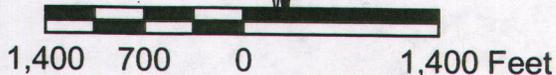
CZ07844 / GPA01127 / TR36730 (600 feet buffer)



Selected Parcels

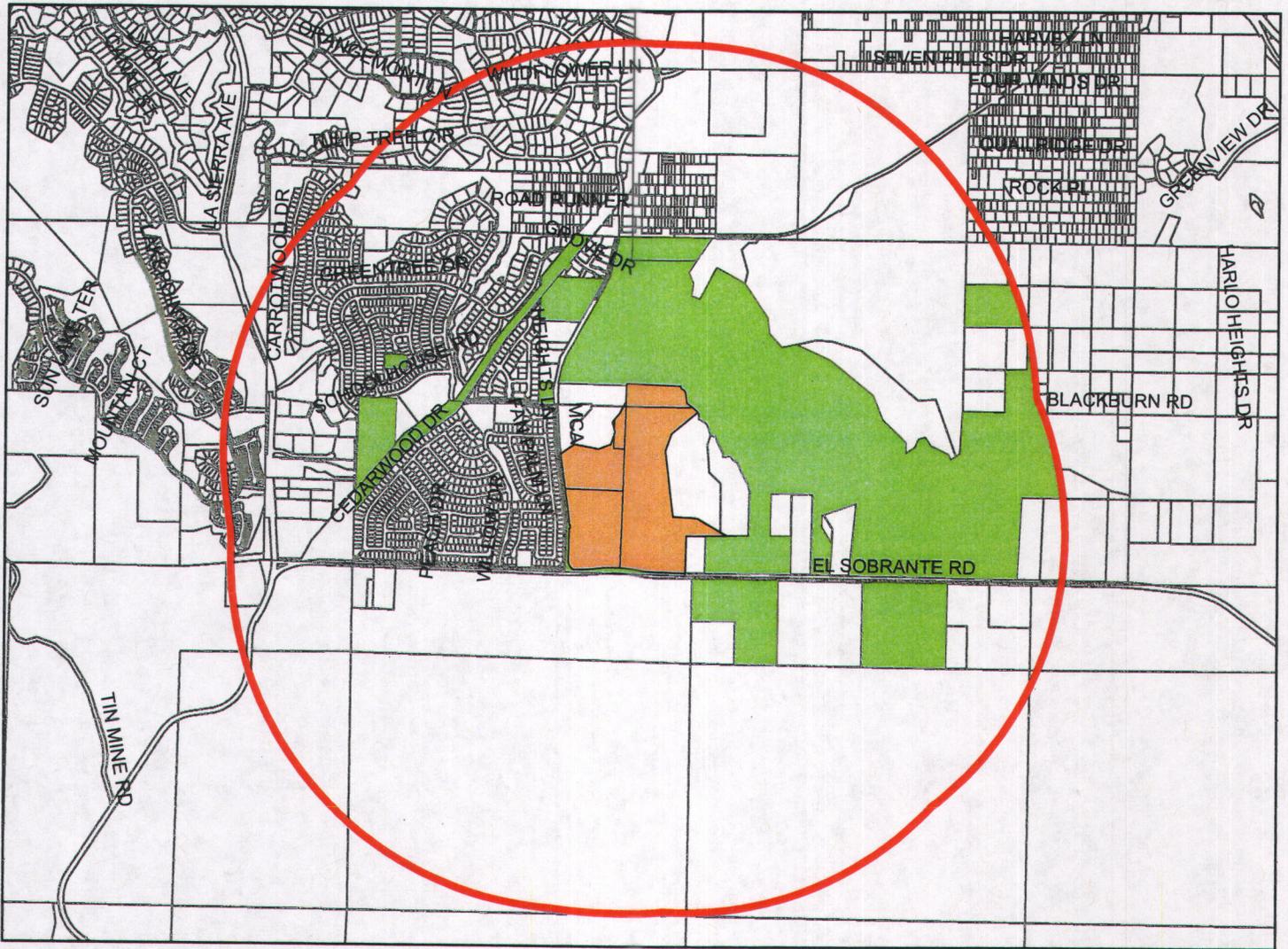
| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 270-350-031 | 270-350-024 | 270-350-044 | 270-320-030 | 270-320-053 | 270-350-054 | 270-320-052 | 270-320-026 | 270-350-043 | 270-320-049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

First 120 parcels shown



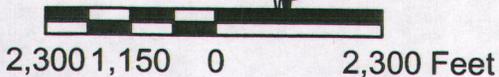
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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.

AG01046 (1 mile buffer)



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 270-060-011 | 270-300-020 | 270-060-001 | 270-360-028 | 270-300-026 | 270-160-010 | 270-070-005 | 270-080-016 | 270-050-026 | 270-060-010 |
| 270-160-001 | 270-170-009 | 270-170-010 | 270-170-011 | 270-180-010 | 285-030-001 | 285-030-003 | 270-360-024 | 270-160-024 | 270-060-007 |
| 270-300-024 | 270-160-008 | 270-360-029 | 270-160-023 | 270-060-013 | 270-090-010 | 270-060-006 | 270-060-016 | 270-070-006 | 285-030-005 |
| 285-030-011 | 285-030-012 | 270-300-025 | 270-050-030 | 270-050-031 | 270-160-027 | 270-050-006 | 270-050-008 | 270-050-029 | 270-080-015 |
| 270-080-030 | 270-060-014 | 270-360-027 | 270-050-038 | 270-080-031 | 270-140-001 | 270-150-005 | 270-160-009 | 270-160-028 | 270-300-028 |
| 270-300-022 | 270-360-030 | 270-070-002 | 270-080-021 | 270-160-005 | 270-050-040 | 270-160-026 | 270-050-028 | 270-300-030 | 270-050-022 |
| 270-190-011 | 270-200-045 | 270-200-046 | 270-200-047 | 270-250-035 | 270-250-036 | 270-260-022 | 270-260-023 | 270-420-013 | 270-360-025 |
| 270-420-014 | 285-030-006 | 285-030-010 | 270-200-056 | 270-060-005 | 270-060-009 | 270-070-001 | 270-160-004 | 270-160-006 | 270-300-027 |
| 270-300-021 | 270-160-016 | 270-300-023 | 270-150-001 | 270-420-012 | 270-190-031 | 270-200-059 | 270-200-060 | 270-300-029 | 270-300-032 |
| 270-420-026 | 270-420-027 | 270-420-028 | 270-360-040 | 270-050-034 | 270-160-022 | 270-160-018 | 270-160-020 | 270-160-021 | 270-160-007 |
| 270-300-016 | | | | | | | | | |



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ASMT: 270050028, APN: 270050028
SANDY CHANG, ETAL
17288 MCALLISTER ST
RIVERSIDE, CA. 92503

ASMT: 270160021, APN: 270160021
WILLIAM CRAMER, ETAL
601 PERALTA HILLS DR
ANAHEIM CA 92807

ASMT: 270050029, APN: 270050029
LYNDA CONANT, ETAL
P O BOX 7908
RIVERSIDE CA 92513

ASMT: 270160023, APN: 270160023
DOR WIL ASSOC
9622 JAMES CIR
VILLA PARK CA 92667

ASMT: 270050038, APN: 270050038
MARIA LOPEZ, ETAL
17392 CROSS CREEK LN
RIVERSIDE CA 92503

ASMT: 270160024, APN: 270160024
CRAMER BROS
C/O WILLIAM R CRAMER
P O BOX 18929
ANAHEIM CA 92817

ASMT: 270060016, APN: 270060016
MARIA GARCIA, ETAL
17160 MCALLISTER ST
RIVERSIDE CA 92503

ASMT: 270160025, APN: 270160025
ANDRIANA KATELARI, ETAL
13220 EL SOBRANTE RD
RIVERSIDE, CA. 92503

ASMT: 270070002, APN: 270070002
DONALD CARDEY, ETAL
P O BOX 288
RIVERSIDE CA 92502

ASMT: 270170003, APN: 270170003
HOLLY GUZMAN, ETAL
17520 MCALLISTER ST
RIVERSIDE, CA. 92503

ASMT: 270160003, APN: 270160003
DORSEY FAMILY GROVES
C/O TOM DORSEY
17853 SANTIAGO STE 107289
VILLA PARK CA 92861

ASMT: 270170014, APN: 270170014
JEFF WOOD
STE 104 191
3380 LA SIERRA AVE
RIVERSIDE CA 92503

ASMT: 270160004, APN: 270160004
RJ EL SOBRANTE
P O BOX 9
SAN JUAN CAPO CA 92693

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

136 GPA 1127

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ASMT: 270320046, APN: 270320046
ISABEL GUTIERREZ, ETAL
17647 ROBUSTA DR
RIVERSIDE, CA. 92503

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

ASMT: 270320047, APN: 270320047
SUSANTI SOEBIANTA, ETAL
17659 ROBUSTA DR
RIVERSIDE, CA. 92503

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

ASMT: 270320048, APN: 270320048
LINDA MILLS, ETAL
17671 ROBUSTA DR
RIVERSIDE, CA. 92503

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

ASMT: 270320049, APN: 270320049
PING MALKUS, ETAL
17683 ROBUSTA DR
RIVERSIDE, CA. 92503

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

ASMT: 270320050, APN: 270320050
KEARY MINOR JOHNSON, ETAL
17695 ROBUSTA DR
RIVERSIDE, CA. 92503

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

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



ASMT: 270320052, APN: 270320052
CARMEN GOMEZ, ETAL
16295 BRIDGTON CIR
RIVERSIDE CA 92503

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

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

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

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

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

ASMT: 270320055, APN: 270320055
LAWRENCE WAGNER, ETAL
17755 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270320062, APN: 270320062
JOSEPH MINOR
PO BOX 78341
CORONA CA 92877

ASMT: 270320056, APN: 270320056
GAYLE THOMPSON, ETAL
17780 FAN PALM LN
RIVERSIDE, CA. 92503

ASMT: 270320063, APN: 270320063
NINA BALDWIN
12744 PALMETTO CT
RIVERSIDE, CA. 92503

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

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

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

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

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

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

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

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

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

ASMT: 270320078, APN: 270320078
VICTORIA GROVE MAINTENANCE ASSN
P O BOX 1117
CORONA CA 92878

ASMT: 270320069, APN: 270320069
SARA GALLWEY, ETAL
12763 DATE PALM CIR
RIVERSIDE, CA. 92503

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

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

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

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

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

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

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

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

ASMT: 270350031, APN: 270350031
2013 1 IH BORROWER
C/O INVITATION HOMES
901 MAIN ST STE 4700
DALLAS TX 75202

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

ASMT: 270350032, APN: 270350032
MALIK SIDNEY, ETAL
17891 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350026, APN: 270350026
SILVIA ARTEAGA, ETAL
12834 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350033, APN: 270350033
DEREK HAMILTON
17881 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350027, APN: 270350027
GLORIA ROA, ETAL
12846 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350034, APN: 270350034
MARTHA GAMEZ, ETAL
17871 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350028, APN: 270350028
PAUL MILLER, ETAL
17931 ROBUSTA DR
RIVERSIDE, CA. 92503

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

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

ASMT: 270350036, APN: 270350036
ELIZABETH OSBRINK, ETAL
17851 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350030, APN: 270350030
SILVIA REGALADO, ETAL
17911 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350037, APN: 270350037
NANCY POOLE, ETAL
17846 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350038, APN: 270350038
MAFE TRINIDAD
17856 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350045, APN: 270350045
BETH MANCHESTER, ETAL
17926 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350039, APN: 270350039
JENNIFER CARDENAS, ETAL
17866 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350046, APN: 270350046
KIMBERLIE WYBERT, ETAL
17936 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350040, APN: 270350040
NICOLAS CLARK
17876 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350047, APN: 270350047
FRANCINE GUERRERO, ETAL
17946 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350041, APN: 270350041
OLGA BRILL, ETAL
1149 CARTER LN
CORONA CA 92881

ASMT: 270350048, APN: 270350048
ERNEST SANTANA
17956 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350042, APN: 270350042
KEVIN NAVARRO
17896 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350049, APN: 270350049
ARON STANCU, ETAL
17966 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350043, APN: 270350043
YOLANDA PEREZ, ETAL
17906 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350050, APN: 270350050
CARLOS FRANQUEZ
17976 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350044, APN: 270350044
NICOLE WILDER, ETAL
17916 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350051, APN: 270350051
BRANDY PARKER, ETAL
17986 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350052, APN: 270350052
MARY FASSLER, ETAL
2341 RED OAK DR
SANTA ROSA CA 95403

ASMT: 270350061, APN: 270350061
WMWD
C/O HOWARD HICKS
P O BOX 5286
RIVERSIDE CA 92517

ASMT: 270350053, APN: 270350053
KAMLYN POST, ETAL
12843 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350070, APN: 270350070
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 270350054, APN: 270350054
JENNIFER BONALES, ETAL
C/O JENNIFER L BONALES
12831 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350073, APN: 270350073
REBECCA WILSON, ETAL
12738 TARRAGON WAY
RIVERSIDE CA 92503

ASMT: 270350055, APN: 270350055
SHARI LARA, ETAL
12819 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350074, APN: 270350074
BARBARA BOXOLD
12750 TARRAGON WAY
RIVERSIDE CA 92503

ASMT: 270350056, APN: 270350056
RAND HAMASHA, ETAL
18534 TOEHEE ST
PERRIS CA 92570

ASMT: 270350075, APN: 270350075
ROBERT PINDROH
1945 FOX RIDGE DR
PASADENA CA 91107

ASMT: 270350057, APN: 270350057
MARY ARENDAL, ETAL
12795 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270430008, APN: 270430008
SIMONA FELIX
12758 ROYAL PALM LN
RIVERSIDE, CA. 92503

ASMT: 270350060, APN: 270350060
SHEA HOMES LTD PARTNERSHIP
1250 CORONA POINTE STE 600
CORONA CA 92879

ASMT: 270430009, APN: 270430009
ZENAIDA FRANCISCO
12770 ROYAL PALM LN
RIVERSIDE, CA. 92503

ASMT: 270430010, APN: 270430010
HAYDEE VANGELDEREN, ETAL
12782 ROYAL PALM LN
RIVERSIDE, CA. 92503

ASMT: 270430025, APN: 270430025
VICTORIA GROVE MAINTENANCE ASSOC
11830 PIERCE ST STE 300
RIVERSIDE CA 92505

ASMT: 270430011, APN: 270430011
NORMAN BUNOAN
17555 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 285020005, APN: 285020005
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 270430012, APN: 270430012
ELIZABETH HAHN, ETAL
17543 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 285030001, APN: 285030001
CF CDG LAKE RANCH VENTURE
C/O DAN OBANNON
23 CORPORATE PLZ STE 246
NEWPORT BEACH CA 92660

ASMT: 270430020, APN: 270430020
RHONDA GILBERT, ETAL
17578 ROBUSTA DR
RIVERSIDE, CA. 92503

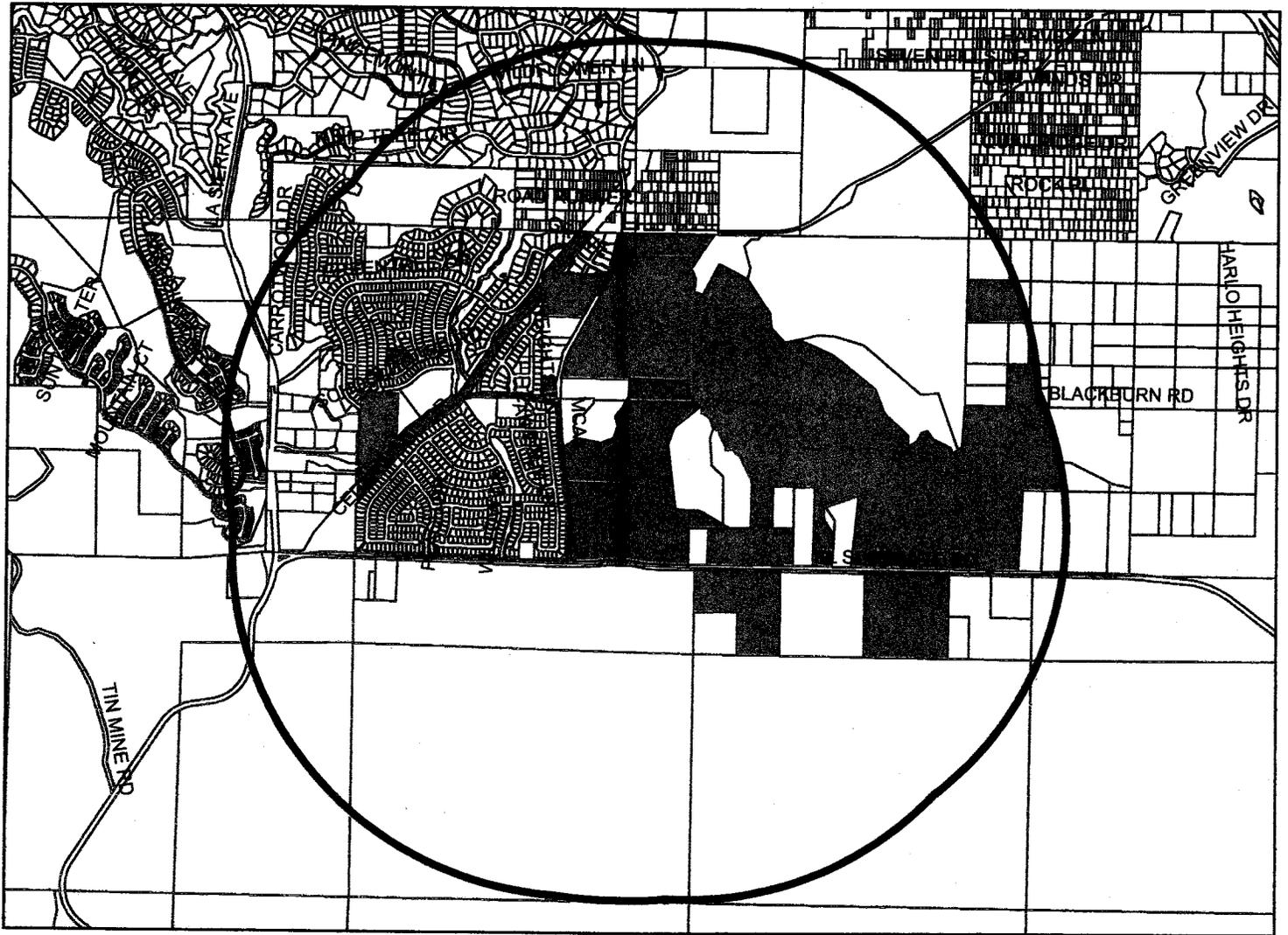
ASMT: 270430021, APN: 270430021
VERONICA RODRIGUEZ, ETAL
17584 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270430022, APN: 270430022
CHARLES YOON
17596 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270430023, APN: 270430023
FRANCISCO RODRIGUEZ
17608 ROBUSTA DR
RIVERSIDE, CA. 92503



AG01046 (1 mile buffer)



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 270-060-011 | 270-300-020 | 270-060-001 | 270-360-028 | 270-300-026 | 270-160-010 | 270-070-005 | 270-080-016 | 270-050-026 | 270-060-010 |
| 270-160-001 | 270-170-009 | 270-170-010 | 270-170-011 | 270-180-010 | 285-030-001 | 285-030-003 | 270-360-024 | 270-160-024 | 270-060-007 |
| 270-300-024 | 270-160-008 | 270-360-029 | 270-160-023 | 270-060-013 | 270-090-010 | 270-060-006 | 270-060-016 | 270-070-006 | 285-030-005 |
| 285-030-011 | 285-030-012 | 270-300-025 | 270-050-030 | 270-050-031 | 270-160-027 | 270-050-006 | 270-050-008 | 270-050-029 | 270-080-015 |
| 270-080-030 | 270-060-014 | 270-360-027 | 270-050-038 | 270-080-031 | 270-140-001 | 270-150-005 | 270-160-009 | 270-160-028 | 270-300-028 |
| 270-300-022 | 270-360-030 | 270-070-002 | 270-080-021 | 270-160-005 | 270-050-040 | 270-160-026 | 270-050-028 | 270-300-030 | 270-050-022 |
| 270-190-011 | 270-200-045 | 270-200-046 | 270-200-047 | 270-250-035 | 270-250-036 | 270-260-022 | 270-260-023 | 270-420-013 | 270-360-025 |
| 270-420-014 | 285-030-006 | 285-030-010 | 270-200-056 | 270-060-005 | 270-060-009 | 270-070-001 | 270-160-004 | 270-160-006 | 270-300-027 |
| 270-300-021 | 270-160-016 | 270-300-023 | 270-150-001 | 270-420-012 | 270-190-031 | 270-200-059 | 270-200-060 | 270-300-029 | 270-300-032 |
| 270-420-026 | 270-420-027 | 270-420-028 | 270-360-040 | 270-050-034 | 270-160-022 | 270-160-018 | 270-160-020 | 270-160-021 | 270-160-007 |
| 270-300-016 | | | | | | | | | |



2,300 1,150 0 2,300 Feet

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

ASMT: 270050028, APN: 270050028
SANDY CHANG, ETAL
17288 MCALLISTER ST
RIVERSIDE, CA. 92503

ASMT: 270060007, APN: 270060007
EMILY LUH, ETAL
17172 MCALLISTER ST
RIVERSIDE, CA. 92503

ASMT: 270050029, APN: 270050029
LYNDA CONANT, ETAL
P O BOX 7908
RIVERSIDE CA 92513

ASMT: 270060011, APN: 270060011
IIDELISA PEREZ, ETAL
17140 MCALLISTER ST
RIVERSIDE, CA. 92503

ASMT: 270050031, APN: 270050031
IRENE DOMINGUEZ, ETAL
17191 MCALLISTER ST
RIVERSIDE, CA. 92503

ASMT: 270060013, APN: 270060013
EQUITY TRUST CO
17301 SANTIAGO CANYON RD
SILVERADO CA 92676

ASMT: 270050038, APN: 270050038
MARIA LOPEZ, ETAL
17392 CROSS CREEK LN
RIVERSIDE CA 92503

ASMT: 270060014, APN: 270060014
MARIA GARCIA, ETAL
17160 MCALLISTER ST
RIVERSIDE CA 92503

ASMT: 270050040, APN: 270050040
KATHRYN HAYES, ETAL
17390 MCALLISTER ST
RIVERSIDE, CA. 92503

ASMT: 270070002, APN: 270070002
DONALD CARDEY, ETAL
P O BOX 288
RIVERSIDE CA 92502

ASMT: 270060001, APN: 270060001
MARION ERSEK, ETAL
625 LEMON HILL TER
FULLERTON CA 92832

ASMT: 270070006, APN: 270070006
FORESTAR VICTORIA
4590 MACARTHUR BL STE 600
NEWPORT BEACH CA 92660

ASMT: 270060006, APN: 270060006
FEDERAL NATL MORTGAGE ASSN
C/O FANNIE MAE
P O BOX 650043
DALLAS TX 75265

ASMT: 270080016, APN: 270080016
BOSCH PROP
C/O DAN BOSCH
7626 E SKYLARK PL
ORANGE CA 92869



(58)

GPA 1127

ASMT: 270080030, APN: 270080030
JOANNE ELLIOTT
935 LAURELWOOD ST
CARLSBAD CA 92009

ASMT: 270160008, APN: 270160008
DMB SAN JUAN INV NORTH
C/O DONALD L VODRA
28811 ORTEGA HIGHWAY
SAN JUAN CAPO CA 92675

ASMT: 270080031, APN: 270080031
LAURA MONROY, ETAL
P O BOX 221
RIVERSIDE CA 92502

ASMT: 270160009, APN: 270160009
PAULINE DOAN, ETAL
P O BOX 7398
RIVERSIDE CA 92513

ASMT: 270090010, APN: 270090010
PHOEBE TAKENAGA, ETAL
17241 VISTA DEL LAGO DR
RIVERSIDE, CA. 92503

ASMT: 270160010, APN: 270160010
ARLENE HUGHES
331 BAGNALL AVE
PLACENTIA CA 92870

ASMT: 270150001, APN: 270150001
S INV CO, ETAL
C/O GED TILDEN
1540 HEATHER LN
RIVERSIDE CA 92504

ASMT: 270160016, APN: 270160016
SOBRANTE HOLDINGS
20335 VIA TARRAGONA
YORBA LINDA CA 92887

ASMT: 270160005, APN: 270160005
MICHAEL AMSBRY
35 N ARROYO PKWY NO 230
PASADENA CA 91103

ASMT: 270160021, APN: 270160021
WILLIAM CRAMER, ETAL
601 PERALTA HILLS DR
ANAHEIM CA 92807

ASMT: 270160006, APN: 270160006
RJ EL SOBRANTE
P O BOX 9
SAN JUAN CAPO CA 92693

ASMT: 270160023, APN: 270160023
DOR WIL ASSOC
9622 JAMES CIR
VILLA PARK CA 92667

ASMT: 270160007, APN: 270160007
WMWD
P O BOX 5286
RIVERSIDE CA 92517

ASMT: 270160024, APN: 270160024
CRAMER BROS
C/O WILLIAM R CRAMER
P O BOX 18929
ANAHEIM CA 92817



ASMT: 270160027, APN: 270160027
OFELIA REYES, ETAL
5159 E CRESCENT DR
ANAHEIM CA 92807

ASMT: 270300020, APN: 270300020
ALERO EJEYE
12853 HEATHER CREST CT
RIVERSIDE, CA. 92503

ASMT: 270160028, APN: 270160028
LOS DELANTARES
C/O JOSE JESUS GONZALEZ
1210 W DWYER DR
ANAHEIM CA 92801

ASMT: 270300021, APN: 270300021
MARGARET HUANG, ETAL
12865 HEATHER CREST CT
RIVERSIDE, CA. 92503

ASMT: 270190031, APN: 270190031
VICTORIA GROVE COMMUNITY ASSOCIATION
P O BOX 1117
CORONA CA 92878

ASMT: 270300022, APN: 270300022
MARIAN CROAK
834 RIVER RD
FAIR HAVEN NJ 7704

ASMT: 270200056, APN: 270200056
RIVERSIDE UNIFIED SCHOOL DIST
C/O JANET DIXON
3070 WASHINGTON ST
RIVERSIDE CA 92504

ASMT: 270300023, APN: 270300023
GLORIA VICTORIA, ETAL
12889 HEATHER CREST CT
RIVERSIDE, CA. 92503

ASMT: 270200059, APN: 270200059
VICTORIA GROVE MAINTENANCE ASSN
C/O ALICE J CUMMINGS
2714 LOKER AVE STE 100
CARLSBAD CA 92010

ASMT: 270300024, APN: 270300024
DAVID SAPIEN
12901 HEATHER CREST CT
RIVERSIDE, CA. 92503

ASMT: 270260023, APN: 270260023
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 270300025, APN: 270300025
MARIANNE PAGE, ETAL
12913 HEATHER CREST CT
RIVERSIDE, CA. 92503

ASMT: 270300016, APN: 270300016
WMWD
450 ALESSANDRO BLV
RIVERSIDE CA 92508

ASMT: 270300026, APN: 270300026
JESSE HIGAKI, ETAL
12930 HEATHER CREST CT
RIVERSIDE, CA. 92503



ASMT: 270300027, APN: 270300027
ROSELIE BAUMAN, ETAL
12918 HEATHER CREST CT
RIVERSIDE, CA. 92503

ASMT: 270360030, APN: 270360030
MARK KNIGHT
12340 MESA GROVE DR
RIVERSIDE, CA. 92503

ASMT: 270300030, APN: 270300030
MOHAMED SEIRAFI
12906 HEATHER CREST CT
RIVERSIDE, CA. 92503

ASMT: 270360040, APN: 270360040
WAUNETA HENNING
10601-G TIERRASANTA 294
SAN DIEGO CA 92124

ASMT: 270360024, APN: 270360024
SARAH HICKEN, ETAL
17385 HAWKWOOD DR
RIVERSIDE, CA. 92503

ASMT: 270420012, APN: 270420012
TASREON KARIM, ETAL
12015 BRIANWOOD DR
RIVERSIDE, CA. 92503

ASMT: 270360025, APN: 270360025
PREEMINENT INV CORP
14728 PIPELINE AVE STE B
CHINO HILLS CA 91709

ASMT: 270420013, APN: 270420013
NANCY CLARKE
12005 BRIANWOOD DR
RIVERSIDE, CA. 92503

ASMT: 270360027, APN: 270360027
JANICE TURLEY, ETAL
12024 LA CIMA DR
LA MIRADA CA 90638

ASMT: 270420014, APN: 270420014
RACHEL ONG
12112 AMDER HILL TR
MORENO VALLEY CA 93557

ASMT: 270360028, APN: 270360028
ANGELA KHOURY
12382 MESA GROVE DR
RIVERSIDE CA 92503

ASMT: 270420027, APN: 270420027
VICTORIA GROVE MAINTENANCE ASSN
11830 PIERCE ST STE 300
RIVERSIDE CA 92505

ASMT: 270360029, APN: 270360029
DONALD MATTHEWS
12368 MESA GROVE DR
RIVERSIDE, CA. 92503

ASMT: 270420028, APN: 270420028
VICTORIA GROVE MAINTENANCE ASSN
7 UPPER NEWPORT PLAZA
NEWPORT BEACH CA 92660



ASMT: 285030003, APN: 285030003
CF CDG LAKE RANCH VENTURE
C/O DAN OBANNON
23 CORPORATE PLZ STE 246
NEWPORT BEACH CA 92660

ASMT: 285030012, APN: 285030012
GONZALEZ REYNOSO RANCH
C/O MIGUEL GONZALEZ
P O BOX 1449
ANAHEIM CA 92815





GPA1127 CZ7844 TR36730

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Planning Department
City of Riverside
3900 Main St. 3rd Floor
Riverside, CA 92522

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

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

Pechanga Cultural Resource Dept.
P.O. Box 1583
Temecula, CA 92593

South Coast Air Quality Mngmt. Dist.,
Program Supervisor - CEQA IGR
ATTN: Jillian Baker, Ph. D
21865 E. Copley Dr.
Diamond Bar, CA 91765

Reg. Water Quality Control Board #8
Santa Ana
3737 Main Street, Suite 500
Riverside, CA 92501-3348

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

Meri Meraz, Associate Environmental Planner
Department of Conservation
c/o Division of Land Resource Protection
801 K Street, MS 14-15
Sacramento, CA 95814

David Bunn, Director
Department of Conservation
c/o Division of Land Resource Protection
801 K Street, MS 18-01
Sacramento, CA 95814

(10) GPA1127

Agenda Item No.:
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisory District: First
Project Planner: Russell Brady
Board of Supervisors: May 24, 2016

GENERAL PLAN AMENDMENT NO. 1127
CHANGE OF ZONE NO. 7844
TENTATIVE TRACT MAP NO. 36730
AGRICULTURAL CASE NO. 1046
Environmental Assessment No. 42710
Applicant: Christopher Development Group, Inc.
Engineer/Representative: MDS Consulting


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The General Plan Amendment proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) for a 12.9-acre portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre).

The Change of Zone proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4).

The Tentative Tract Map is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 square feet to 27,015 square feet, three water quality detention basin lots (plus one off-site detention basin on 7.7 acres), one 2.18-acre park site, one sewage lift station lot, and 17 open space lots (including 3 lots for Multiple Species Habitat Conservation Plan [MSHCP] riparian/riverine mitigation and avoidance). Ten (10) foot wide equestrian and hiking trails are proposed on the east side of McAllister Street and north side of El Sobrante Road along the project's boundaries. The 2.18-acre park area is anticipated to include a private pool and grills for use by the residents, playground, and open turf area.

The Agricultural Case proposes to disestablish the approximately 100 acre El Sobrante Agricultural Preserve No. 3.

The project site is located northerly of El Sobrante Road and easterly of McAllister Street in the unincorporated community of Woodcrest.

ISSUES OF POTENTIAL CONCERN:

Agricultural Preserve

On September 24, 2014, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered the application to disestablish El Sobrante Agricultural Preserve No. 3, Map No. 1046. CAPTAC recommended denial of the proposed application citing that the cancellation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the disestablishment of the agricultural preserve and cancellation of the land conservation contract based upon the conditions of approval, findings, and conclusions set forth in Resolution No. 2016-084. The proposed project is consistent with the Riverside County General Plan. Therefore, the Planning Department considers this proposal the best use of the land.

El Sobrante Policy Area

The project site is located within the El Sobrante Policy Area of the Lake Mathews-Woodcrest Area Plan. The purpose of this policy area is to preserve the generally rural character of lands located north of El Sobrante Road and east of McAllister Street. As shown in the included Findings and as further detailed in the memo provided by T&B, the proposed project would comply with the El Sobrante Policy Area, specifically the limitation on dwelling units within the policy area, density limits within Medium Density Residential, and clustering provisions.

Clustering of Development

The project does include the clustering of development to retain the drainages in the northeastern and southwestern portions of the site and to limit lot size in the northern portion of the site while allowing smaller lot sizes in the southern portion of the site. Based on the gross acreages of Medium Density Residential, Low Density Residential, and Estate Density Residential areas, a maximum of 282 single-family detached dwelling units could be developed on the project site. The Tentative Tract Map proposes a total of 272 residential lots with lot sizes ranging from 5,400 square feet up to 27,015 square feet. Lots within the Low Density Residential and Estate Density Residential areas where clustering would occur have a minimum lot size of 10,150 square feet and a minimum pad size of 10,000 square feet. Overall, the Tentative Tract Map has an average lot size of 8,617 square feet.

Commercial Retail to Medium Density Residential

The project involves the conversion of Commercial Retail (CD: CR) to Medium Density Residential (CD: MDR). This would result in the loss of a potential commercial development in an area on the fringe of urban and rural development. No other Commercial Retail (CD: CR) designations exist in the immediate vicinity within either unincorporated Riverside County or City of Riverside reflecting either existing or potential new commercial development. The closest retail uses would be at La Sierra Avenue and Indiana Avenue (approximately 4.2 miles away), Van Buren Boulevard and Washington Avenue (approximately 7.2 miles away), or Cajalco Road and Temescal Canyon Road (approximately 7.7 miles away). While the retention of the commercial land use could allow for future commercial development to serve the surrounding area, given that the project site is generally on the fringe of urban to rural development, this location is not as preferable or viable to develop with any substantive neighborhood serving retail uses to serve the needs of the existing or future planned residents of the area.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):
Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) to the north and east,

- Community Development: Public Facilities (CD: PF) to the south, Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the west
3. Proposed Zoning (Ex. #2): One Family Dwellings (R-1) and Planned Residential (R-4)
4. Surrounding Zoning (Ex. #2): Light Agriculture - 10 Acre Minimum (A-1-10) to the north, Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture with Poultry (A-P) to the east, Watercourse, Watershed & Conservation Areas (W-1), Light Agriculture - 10 Acre Minimum (A-1-10) to the south, and One family Dwellings (R-1), Light Agriculture - 5 Acre Minimum (A-1-5), Residential Agriculture- 5 Acre Minimum (R-A-5) Specific Plan (SP) to the west.
5. Existing Land Use (Ex. #1): Vacant Land and Agricultural Land
6. Surrounding Land Use (Ex. #1): Single family residential, agriculture and vacant land to the north, vacant land and agricultural uses to the east, vacant land and Lake Matthews to the south, single family residential to the west
7. Project Data:
Total Acreage: 103.62
Total Proposed Lots: 289
Total Proposed Residential Lots: 272
Proposed Min. Lot Size: 5,400 sq. ft.
Schedule: A
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

STAFF AND THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42710, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1127 to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7844 to change the zoning of the project site from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4) in accordance with the Change of Zone exhibit; and,

APPROVE TENTATIVE TRACT MAP NO. 36730, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ADOPT RESOLUTION NO. 2016-084 approving Agricultural Preserve Case No. 1046, issuing a Certificate of Tentative Cancellation and disestablishing El Sobrante Agricultural Preserve No. 3, Map No. 1046; and,

TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 1046, a proposal to disestablish El Sobrante Agricultural Preserve No. 3, Map No. 1046 and cancel a land conservation Contract as depicted on Map No. 1046 subject to the conditions in Resolution No. 2016-084; and,

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

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ acre minimum), Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, residential parcels with a minimum lot size of 5,400 sq. ft., is permitted use in the Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) designation.
3. The proposed General Plan Amendment does not conflict with the Riverside County Vision. The proposed Medium Density Residential designation would minimize potential land use conflicts and compatibility issues which would result from development of the site according to the existing General Plan Commercial Retail designation. The Proposed Project would result in a land use designation that is consistent with existing development in the immediate vicinity of the site and represents a logical continuation of land use in the area. Lands located to the north, east, and west of the project site are designated "Medium Density Residential" and land located to the east are developed with single family homes.
4. The proposed General Plan Amendment would not conflict with any General Plan Principle. The proposed General Plan Amendment meets the General Plan principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances within the El Sobrante Policy Area than provided by the current designation.
5. The proposed General Plan Amendment would not conflict with any foundation component of the General Plan. The proposed designation would be within the same Foundation Component of the General Plan. Thus, the proposed amendment is consistent with the Community Development Foundation.

GENERAL PLAN AMENDMENT NO. 1127

CHANGE OF ZONE NO. 7844

TENTATIVE TRACT MAP NO. 36730

AGRICULTURAL CASE NO. 1046

Board of Supervisors Staff Report: May 24, 2016

Page 5 of 10

6. The proposed project would not be detrimental to the purposes of the General Plan and Lake Mathews/Woodcrest Area Plan because the proposed amendment would maintain the rural and suburban style residential atmosphere of the community.
7. There are new conditions or special circumstances that were unanticipated in preparing the General Plan. Although the intent of the existing designation of Community Development: Commercial Retail (CD: CR) was to provide a site to potentially attract commercial development to this fringe suburban and rural area, retail development has yet to be pursued on the site since the adoption of the Riverside County General Plan in 2003. In the past, commercial development in this location and at this size of 12.9 acres may have had more potential. However, given the site's location on the fringe of suburban development and its relatively small size to develop a commercial shopping center, the site is not as attractive or viable for a commercial development to serve the existing and planned residents for the area.
8. The project site is located within the El Sobrante Policy Area of the Lake Mathews-Woodcrest Area Plan.
9. The El Sobrante Policy Area limits additional residential development to 1,500 dwelling units. The proposed Tentative Tract Map includes 272 residential lots and two other Tentative Tract Maps (36390 and 36475) propose collectively a total of 786 residential dwelling units above those dwelling units already existing or entitled to when the policy was created in 2003. Therefore, the proposed Tentative Tract Map would not exceed the dwelling unit threshold for the policy area.
10. The El Sobrante Policy Area limits density within Medium Density Residential areas to no more than 3.0 dwelling units per acre. The proposed Tentative Tract Map includes approximately 228 dwelling units within the approximately 78.9 acre Medium Density Residential area for a density of 2.89 dwelling units per acre.
11. The El Sobrante Policy Area requires coordination with local agencies to ensure adequate service provisions. Such coordination has been included and will continue to be included pursuant to standard procedure, requirements, and conditions of approval for the proposed Tentative Tract Map.
12. The El Sobrante Policy Area requires coordination of development strategies with the City of Riverside. This policy is more applicable to larger planning strategy than specific development proposals. However, the City of Riverside has been involved during the review of this project pursuant to the Memorandum of Understanding with the City as discussed further below.
13. The El Sobrante Policy Area encourages the use of Specific Plans to implement land use designations. This is a recommendation and not a formal requirement. The Tentative Tract Map and proposed R-1 and R-4 zoning would does include variation in lot sizes and Design Guidelines pursuant to R-4 requirements that implement the land use designations similar to a Specific Plan.
14. The El Sobrante Policy Area encourages clustering of dwelling units to avoid development of areas constrained by physical features or sensitive resources. Clustering is specifically encouraged within Low Density Residential Areas rather than Very Low Density Residential or Estate Density Residential areas, although it does not prohibit clustering in Very Low Density

Residential or Estate Density Residential areas. The proposed Tentative Tract Map proposes to cluster development within the Low Density Residential and Estate Density Residential portion of the site to avoid the drainage area located in the northeastern and southwestern portions of the project site. Where clustering is allowed, lots shall have a minimum pad size of 8,000 square feet. Clustering would technically not occur within the Medium Density Residential portion since there are no stated minimum lot sizes for this designation and development within this area would comply with the applicable density criteria. Lots within the Low Density Residential and Estate Density Residential areas where clustering would occur have a minimum lot size of 10,150 square feet and a minimum pad size of 10,000 square feet.

15. The El Sobrante Policy Area requires development to be sensitive to and retain unique topographical features. While the project site does not include any unique topographical features, the project is designed to be sensitive to the existing undulating terrain and retention of the drainages in the northeastern and southwestern portions of the project site.
16. The El Sobrante Policy Area requires that developments blend with the natural surroundings through architecture, construction materials and colors, and retention of natural vegetation. The proposed grading is sensitive to the natural terrain and manufactured slopes would be constructed and landscaped to blend with the natural surroundings as feasible. Building design would be required to comply with the Countywide Design Guidelines as well as the project's specific Design Guidelines which emphasize construction materials and colors to complement the natural surroundings.
17. The El Sobrante Policy Area restricts hillside development that does not comply with the policies in the Open Space, Habitat & Natural Resources section and Hillside Development and Slope section of the General Plan Land Use Element. The proposed project complies with these policies through preservation of water courses, provision of recreation areas, clustering to preserve open space, minimize alteration to natural landforms and vegetation, minimize hazards from slope erosion and failures.
18. The El Sobrante Policy Area encourages open space and recreational amenities. The Tentative Tract Map includes 15.34 acres of common and natural open space and a 2.18-acre park and includes extension of existing equestrian and pedestrian trails along McAllister Street and El Sobrante Road.
19. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
20. The proposed use, a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three water quality detention basins, one 2.18-acre park site, one sewage lift station, and 17 open space lots, is consistent with the Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural

Community: Low Density Residential (RC: LDR) (1/2 acre minimum lot size), Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum lot size) designations. Including the El Sobrante provision for Medium Density Residential areas to be limited to no more than 3.0 dwelling units per acre and the standard density provisions for the Low Density Residential and Estate Density Residential of 2 dwelling units per acre and 0.5 dwelling units per acre, respectively, the site could be allowed a maximum of 282 dwelling units. The General Plan's provisions for clustering allow for variation in density and lot sizes across the development. As previously noted, the El Sobrante Policy Area encourages clustering within the Low Density Residential area, but does not restrict it in Estate Density Residential areas.

21. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum) to the north, Rural Community: Low Density Residential (RC: LDR) (1/2 acre minimum) to the north and east, Community Development: Public Facilities (CD: PF) to the south, Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the west.
22. The existing zoning for the subject site is Light Agriculture – 10 Acre Minimum (A-1-10).
23. The proposed zoning for the subject site is One-Family Dwellings (R-1) and Planned Residential (R-4).
24. The proposed development, a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three water quality detention basins, one park site, one sewage lift station, and 17 open space lots, is consistent with the development standards set forth in the One Family Dwelling (R-1) and Planned Residential (R-4) zone.
25. The project site is surrounded by properties which are zoned Light Agriculture- 10 acre minimum (A-1-10) to the north, Light Agriculture- 10 acre minimum (A-1-10), Light Agriculture with Poultry (A-P) to the east, Watercourse, Watershed & Conservation Areas (W-1), Light Agriculture- 10 acre minimum (A-1-10) to the south, and One family Dwelling(R-1), Light Agriculture- 5 acre minimum (A-1-5), Residential Agriculture- 5 acre minimum (R-A-5) Specific Plan (SP) to the west.
26. The project site is located within El Sobrante Agricultural Preserve No. 3. Agricultural Preserve Case No. 1046 for the Disestablishment of the Agricultural Preserve has been filed and will be presented for consideration by the Riverside County Board of Supervisors concurrently with this project and shall be approved prior to any change from the current agricultural zoning.
27. Single family and agricultural uses have been constructed and are operating in the project vicinity.
28. The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation/planning program for Western Riverside County. The Project site and off-site areas occur within the Lake Mathews/Woodcrest Area Plan portion of the MSHCP but are not within a Criteria Cell, a designated Cell Group, or a subunit within the Lake Mathews/Woodcrest Area Plan that requires conservation of land for inclusion in the MSHCP Conservation Area. The Project site also is not within any cores or linkages (i.e., Special Linkage

Areas) as identified on MSHCP Figure 3-2. As such, the Project would only be required to contribute MSHCP Mitigation Fees pursuant to County Ordinance No. 810.

29. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. Initial comments from the City of Riverside noted concerns both with land use consistency with the City's General Plan and traffic. The City of Riverside had requested that the applicant file a General Plan Amendment to address the inconsistency with land use designations. Riverside County staff cannot require applicants file applications within another jurisdiction. The land use and traffic concerns have been discussed between Riverside County and City of Riverside staff and certain traffic provisions have been agreed to adequately mitigate impacts to the City of Riverside, in particular for the development to pay standard traffic impact fees for intersections within the City of Riverside impacted by the project
30. This land division is located within a CAL FIRE state responsibility area.
31. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
32. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
33. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by complying with minimum road standards for fire equipment access, standards for signs identifying streets, hydrant spacing, roofing materials, fuel modification, and building fire sprinklers.
34. The proposed project complies with both Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52) requirements for notification and consultation with Native American tribes. A list of 10 tribes as provided by the Native American Heritage Commission were initially sent requests for consultation on March 24, 2014 pursuant to SB 18 requirements. Subsequently, requests for notification were sent to 4 tribes on July 13, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Both the Pechanga Band of Luiseno Indians and Soboba Band of Luiseno Indians requested consultation with Riverside County. In person meetings with Pechanga representatives were held on April 18, 2013 and May 14, 2014 and in person meetings with Soboba representatives were held on January 27, 2014, May 1, 2014, and July 28, 2014. The project Cultural Resource Report and applicable mitigation and conditions of approval were provided to both tribes. No response has been received from either tribe with comments or concerns on the report, mitigation measures, or conditions of approval. A letter confirming conclusion of consultation was sent on February 18, 2016.

35. Environmental Assessment No. 42710 identified the following potentially significant impacts:
- a. Air Quality
 - b. Biological Resources
 - c. Cultural Resources
 - d. Geology/Soils
 - e. Hazards & Hazardous Materials
 - f. Noise
 - g. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) Land Use Designations, the El Sobrante Policy Area, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One Family Dwellings (R-1) and Planned Residential (R-4) 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 A 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 through project design and with the incorporated conditions of approval and mitigation measures
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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; or
 - b. An airport influence area.
3. The project site is located within:
 - a. The City of Riverside sphere of influence;
 - b. The Riverside County Recreation and Parks District;

- c. The Southwest Riverside Area Drainage Plan;
 - d. The Lake Mathews dam inundation area;
 - e. The Stephens Kangaroo Rat Fee Area;
 - f. Low potential for liquefaction area;
 - g. An area potentially susceptible to subsidence; and,
 - h. Moderate to high Fire Hazard area.
4. The subject site is currently designated as Assessor's Parcel Numbers 270-050-026, 270-160-001, 270-060-010, 270-170-009, 010, 011, 270-180-010, and 285-020-006.

RB:rb
X:\Planning Case Files-Riverside office\TR36730\DH-PC-BOS Hearings\BOS\GPA01127.CZ07844.TR36730.AG01046.Staff Report.docx
Date Prepared: 02/16/16
Date Revised: 04/26/16



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Assessor
P.O. Box 751
Riverside, CA 92502-0751
(951) 955-6200

Website: www.riversideacr.com
Portal: www.riversidetaxinfo.com

To: Marion Ashley, Board of Supervisors, Chairman
From: Peter Aldana, Assessor-County Clerk-Recorder
By: John E. O'Neil, Supervising Appraiser, Agriculture Division
Re: Certification of Cancellation Valuation of Land, Agriculture Preserve El Sobrante Number 3,
Map No. 1046, 02/24/2016
Date: February 24, 2016

CERTIFICATE OF CANCELLATION VALUE BASED ON CURRENT MARKET VALUE

I, the undersigned, hereby certify, pursuant to the provisions of Government Code Section 51283 that the cancellation valuation for the below described property is as follows:

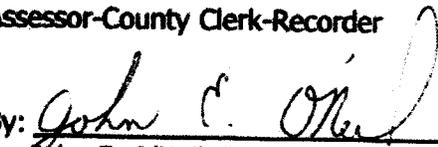
| <u>Assessor's Parcel No.</u> | <u>Current Market Value</u> | <u>Cancellation Value</u> | <u>Cancellation Fee</u> |
|------------------------------|-----------------------------|---------------------------|-------------------------|
| 270050026-2 (.02 A.) | \$ 2,000 | \$ 2,000 | \$ 250 |
| 270060010-8 (7.35 A.) | 845,000 | 845,000 | 105,625 |
| 270160001-9 (52.67 A.) | 6,057,000 | 6,057,000 | 757,125 |
| 270170009-8 (.22 A.) | 25,000 | 25,000 | 3,125 |
| 270170010-8 (14.11 A.) | 1,623,000 | 1,623,000 | 202,875 |
| 270170011-9 (2.20 A.) | 253,000 | 253,000 | 31,625 |
| 270180010-9 (23.70 A.) | 2,726,000 | 2,726,000 | 340,750 |
| 285020006-9 (.21 A.) | 24,000 | 24,000 | 3,000 |

Total Cancellation Fee [Per Section 51283] \$1,444,375

In accordance with Government Code Section 51203 (c), this cancellation value is considered valued for one year, expiring August 27, 2016.

Very truly yours,

Peter Aldana
Assessor-County Clerk-Recorder

By: 
John E. O'Neil, Supervising Appraiser, Agriculture Division

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
PO BOX 1147 - RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
PO BOX 1147 - RIVERSIDE, CA 92502

DOC # 2014-0136698

04/15/2014 03:04P Fee:NC

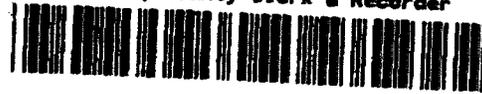
Page 1 of 7

Recorded in Official Records

County of Riverside

Larry H. Ward

Assessor, County Clerk & Recorder



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NOTICE OF NON-RENEWAL
AGRICULTURAL PRESERVE (AGN00165)
Client Submittal Date: April 15, 2014

C
524

El Sobronte Agricultural Preserve No. 3, Map No. 528A

Current Owners:
CF/CDG Lake Ranch Venture LLC

TLMA/PLANNING

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

2014-4-122435

EXHIBIT A
EL SOBRANTE AGRICULTURAL PRESERVE NO. 3
MAP NO. 528A
(NOTICE OF NON-RENEWAL)

The following described Real Property of Riverside County, State of California, described as follows:

Description:

All of El Sobrante Agricultural Preserve No. 3, Map No. 528 A, as shown in Corrected Legal Description recorded as Instrument No. 16186, dated January 28, 1981, records of Riverside County, California, located in Section 31, Township 3 South, Range 5 West, San Bernardino Base Meridian, in the County of Riverside, State of California, being described as follows:

PARCEL 1:

(APNs 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, and 270-170-011) Those portions of the Northeast quarter of the Southwest quarter and the South half of the South half of the Southwest quarter of the Northeast quarter of Section 31, Township 3 South, Range 5 West, and those portions of the Southwest quarter of the Northwest quarter and the Southwest quarter of Section 32, Township 3 South, Range 5 West, as said sections are shown on map of the Rancho El Sobrante De San Jacinto on file in Book 1, page 8 of Maps, San Bernardino County Records, described as a whole as follows:
Beginning at the Southeast corner of said Northeast quarter of the Southeast quarter of Section 31; thence Westerly along the Southerly line of said Northeast quarter of the Southeast quarter to the center line of McAllister Street, 60 feet wide, as described in the Right-Of-Way Easement to the County of Riverside, recorded July 19, 1939, in book 421, page 583 of Official Records, Riverside County Records; thence along said center line, North 08°07'00" West to a line which bears North 81° 53'00" East, at right angle to said center line and which passes through the most Southerly corner of the land described in the deed to Andrew L. Guzman and wife Erika, recorded May 15, 1969 as Instrument No. 47603, Riverside County Records; thence North 81° 53'00" East 30 feet to said most Southerly corner; thence along the Southeasterly, Easterly and Northerly boundary lines of said land of Guzman, North 55° 53'20" East 265.58 feet, North 23° 31' 40" West 146.82 feet, North 11°54'45" East 222.35 feet, North 74° 43'20" East 109.17 feet, North 40° 31'20" East 234.47 feet, North 00° 26'20" East 80.17 feet, and South 86° 38'23" West 316.92 feet to the Southerly line of said Northeast quarter of Section 31; thence along the last mentioned Southerly line, North 89° 33'40" West to said center line of McAllister Street, 60 feet wide; thence Northerly along said center line to the Northerly line of said South half of the Southeast quarter of the Northeast quarter of Section 31; thence Easterly along said Northerly line to the Easterly line of said Northeast quarter of Section 31, also being the Westerly line of said Northwest quarter of Section 32; thence Northerly along said Westerly line to a point distant Northerly thereon 350 feet from the West quarter corner of said Section 32, said point also being Northwest corner of the land described in Parcel 1 of the deed to Sannosuke Madokoro, recorded May 23, 1956 as Instrument No. 36287, Riverside County Records; thence Easterly along the Northerly line of said Parcel 1 of said land of Madokoro, a distance of 833.36 feet to the Southwesterly boundary line of the land described in the deed to El Sobrante Land and Development Company, recorded November 14, 1955 as Instrument No. 72403; thence Southeasterly along said Southwesterly boundary lines through its various courses and distances therein to the most Northerly corner of the land described as Parcel 2 in the deed to Herbert E. Grimm and wife Eunice G., recorded December 31, 1958 as Instrument No. 94197, Riverside County Records; thence Southwesterly and Southerly along the Northwesterly and Westerly lines of said Parcel 2 of said land of Grimm to the Northerly terminus of certain course therein recited as having a bearing and length of "South 07° 39'15" East 1028.03 feet"; thence Southerly along said certain course a distance of 1028.03 feet to its Southerly terminus thereof; thence Easterly along the Southerly boundary line of said Parcel 2 of said land of Grimm to the Westerly terminus of that certain course recited as having a bearing and length of "North 60° 29'20" West 115.78 feet" in said Parcel 2 of said land of Grimm; thence Easterly along the last mentioned certain course a distance of 115.78 feet to its Easterly terminus thereof; also being the most Easterly Southeast corner of the land described as Parcel 2 in said deed Sannosuke Madokoro, recorded May 23, 1956; thence Westerly and Southerly along the Southerly and Easterly lines, respectively, of the last mentioned land described as Parcel



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2 of 7

2, to the Southerly line of said Southwest quarter of Section 32; thence Westerly along the last mentioned Southerly line to the Southwest corner of said Section 32; thence Northerly along the Westerly line of said Section 32 to THE POINT OF BEGINNING.

PARCEL 2:

(APNs 170-180-010 and 285-020-006) That portion of the Southeast quarter of the Southwest quarter of Section 31, Township 3 South, Range 5 West, as said sections is shown on map of the Rancho El Sobrante De San Jacinto on file in Book 1, page 8 of Maps, San Bernardino County Records, described as follows: Beginning at the Southeast corner of said Section 31; thence along the Southerly line of said Section 31, North 88° 43' West 840.31 feet to the Southerly continuation of the center line of McAllister Street, 60 feet wide, as described in the Right-Of-Way Easement to the County of Riverside, recorded July 19, 1939 in Book 421, page 583 of Official Records, Riverside County Records; thence along said continuation and said center line, North 00° 37' East 712.32 feet to the beginning of a tangent curve therein concave Westerly having a radius of 1200 feet; thence Northerly along said curve through the central angle of 08° 44' an arc distance of 182.91 feet; thence tangent to said curve, North 08° 07' West to the Northerly line of said Southeast quarter of the Southeast quarter of Section 31; thence Easterly along said Northerly line to the Easterly line of said Section 31; thence Southerly along said Easterly line to THE POINT OF BEGINNING.

EXCEPTING from Parcel 1 of the legal description, shown herein, all that portion lying within Parcel 1 of Parcel Map 16797, as shown on Parcel Map recorded in Book 86 of Page 39 and 40, inclusive.

| Assessor Parcel No. | Acres (net) | Owners |
|---------------------|---------------|-------------------------------|
| Parcel 1 | | |
| 270-050-026 | 0.02 | CF/CDG Lake Ranch Venture LLC |
| 270-060-010 | 7.35 | CF/CDG Lake Ranch Venture LLC |
| 270-160-001 | 52.67 | CF/CDG Lake Ranch Venture LLC |
| 270-170-009 | 0.22 | CF/CDG Lake Ranch Venture LLC |
| 270-170-010 | 14.11 | CF/CDG Lake Ranch Venture LLC |
| 270-170-011 | 2.2 | CF/CDG Lake Ranch Venture LLC |
| Parcel 2 | | |
| 170-180-010 | 23.7 | CF/CDG Lake Ranch Venture LLC |
| 285-020-006 | 0.21 | CF/CDG Lake Ranch Venture LLC |
| Total | 100.48 | |



2014-8136698
94/15/2014 03:04P
3 of 7

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CLERK OF THE BOARD
DEPARTMENT
(CAC - 1st Floor)

AND WHEN RECORDED MAIL TO:

RETURN TO STOP#1010

Clerk of the Board
(CAC Bldg. - 1st Floor)

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. AGN00165 FOR THE ENTIRE PROPERTY
UNDER A LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated _____ and recorded on January 7, 1981 as Instrument No. 2337, 6752 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the El Sobrante Agricultural Preserve No. 3, Map No. 528A, dated Jan. 26, 1981.

(See attached Legal)

Assessor's Parcel Number(s) of land affected: 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, 270-170-11, 270-180-010, 285-020-006

ORIGINAL OWNER(S)

Sannusuke Madokoro

Fukue Madokoro

CURRENT OWNER(S)

Daniel O'Bannon
Signature (Title and Company if applicable)
CF/COG Lake Ranch Venture, LLC
DANIEL O'BANNON, CFO
Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt
Kecia Harper-Ihem, Clerk of the Board

By: *[Signature]*
Deputy

Date: 4/15/14



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

On MARCH 21, 2014, before me, PATRICIA ALEXIS HANSON, NOTARY PUBLIC,
(Date) (Name and title of officer (e.g. "James Doe, Notary Public"))

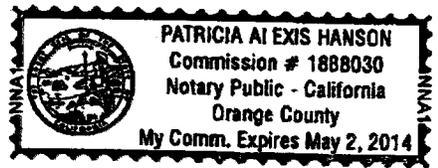
personally appeared DANIEL O'BANNON who
(Name(s) of signer(s))

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.

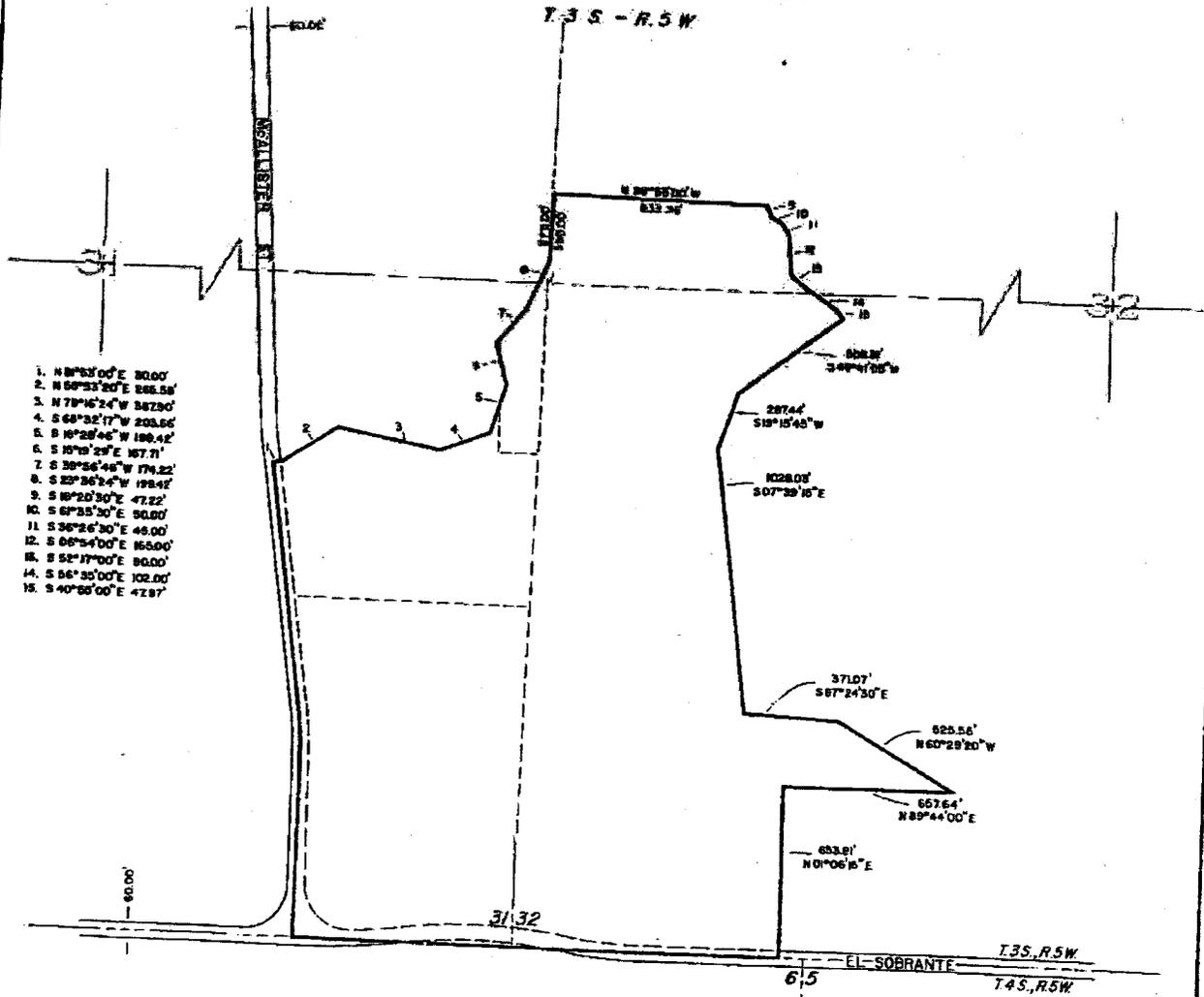
WITNESS my hand and official seal.
Patricia Alexis Hanson
Notary Public

SEAL



MAP NO. 528A EL SOBRONTE AGRICULTURAL PRESERVE NO. 3

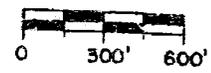
AMENDED BY MAP NO. 528A



1. N 89°33'00"E 80.00'
2. N 59°23'20"E 288.58'
3. N 79°16'24"W 347.90'
4. S 68°32'17"W 203.85'
5. S 10°28'06"W 189.42'
6. S 10°10'25"E 187.71'
7. S 30°56'46"W 174.22'
8. S 22°36'24"W 195.42'
9. S 10°20'30"E 47.22'
10. S 61°25'30"E 90.00'
11. S 36°26'30"E 90.00'
12. S 66°4'00"E 165.00'
13. S 52°17'00"E 90.00'
14. S 56°30'00"E 102.00'
15. S 40°50'00"E 47.87'

AMENDMENTS
AMENDMENT NO. 1, CORRECTION OF LEGAL, JANUARY 27, 1981, MAP NO. 528A

ADOPTED ON JANUARY 6, 1981
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



2014-013698
04/15/2014 03:04P
6 of 7





**LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

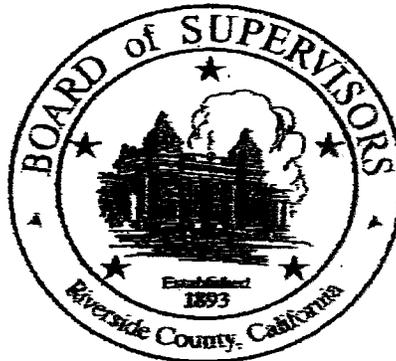
Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000
<http://riverside.assclrec.com>

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors
(embossed on document)



Date: 4/15/14

Signature: *Karen Barton*

Print Name: Karen Barton, Board Assistant, Riverside County Clerk of the Board



AG01046 – EL SOBRANTE AGRICULTURAL PRESERVE NO. 3, MAP NO. 528^a – CAPTAC Report

| Findings: | Planning | Ag. Commissioner | Cooperative Extension | Natural Resource Conservation Service | Assessor |
|--|----------|------------------|-----------------------|---------------------------------------|----------|
| 1. That the cancellation is for land on which a notice of nonrenewal has been served. | True | True | True | True | True |
| 2. The cancellation is not likely to result in the removal of adjacent lands from agriculture | False | True | False | True | False |
| 3. The cancellation is for an alternative use which is consistent with the applicable provisions of the County general plan. | True | True | True | True | True |
| 4. The cancellation will not result in discontinuous patterns of urban development. | True | True | True | True | True |
| 5. A. There is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, B. Development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land. | False | True | False | False | False |
| | True | Not Applicable | False | True | True |

Use True (Agree) or False (Do Not Agree) to answer each statement.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 2, 2016**

I. AGENDA ITEM 4.2

GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, AND TENTATIVE TRACT MAP NO. 36730 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Christopher Development Group, Inc. – Engineer/Representative: MDS Consulting – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre.), Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum); El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10).

II. PROJECT DESCRIPTION:

The General Plan Amendment proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre). The Change of Zone proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The Tentative Tract Map is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three (3) water quality detention basins, one (1) park site, one (1) sewage lift station, and 17 open space lots.

III. MEETING SUMMARY:

Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rctdma.org.
Joel Morse, the Representative, and Bill Holman, the Applicant spoke in favor of the proposed project. No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed
Motion by Chairman Leach, 2nd by Commissioner Taylor Berger
A vote of 5-0

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2016-006; and,

THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctdma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 2, 2016**

ADOPT a MITIGATED NEGATIVE DECLARATION; and,
TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1127; and,
TENTATIVELY APPROVE CHANGE OF ZONE NO. 7844; and,
APPROVE TENTATIVE TRACT MAP NO. 36730, as modified and corrected at hearing.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

4.2

Agenda Item No.:
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisorial District: First
Project Planner: Russell Brady
Planning Commission: March 2, 2016

GENERAL PLAN AMENDMENT NO. 1127
CHANGE OF ZONE NO. 7844
TENTATIVE TRACT MAP NO. 36730
Environmental Assessment No. 42710
Applicant: Christopher Development Group,
Inc.
Engineer/Representative: MDS Consulting


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The General Plan Amendment proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) for a 12.9-acre portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre).

The Change of Zone proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4).

The Tentative Tract Map is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 square feet to 27,015 square feet, three water quality detention basin lots (plus one off-site detention basin on 7.7 acres), one 2.18-acre park site, one sewage lift station lot, and 17 open space lots (including 3 lots for Multiple Species Habitat Conservation Plan [MSHCP] riparian/riverine mitigation and avoidance). Ten (10) foot wide equestrian and hiking trails are proposed on the east side of McAllister Street and north side of El Sobrante Road along the project's boundaries. The 2.18-acre park area is anticipated to include a private pool and grills for use by the residents, playground, and open turf area.

The project site is located northerly of El Sobrante Road and easterly of McAllister Street in the unincorporated community of Woodcrest.

ISSUES OF POTENTIAL CONCERN:

El Sobrante Policy Area

The project site is located within the El Sobrante Policy Area of the Lake Mathews-Woodcrest Area Plan. The purpose of this policy area is to preserve the generally rural character of lands located north of El Sobrante Road and east of McAllister Street. As shown in the included Findings and as further detailed in the memo provided by T&B, the proposed project would comply with the El Sobrante Policy Area, specifically the limitation on dwelling units within the policy area, density limits within Medium Density Residential, and clustering provisions.

Clustering of Development

The project does include the clustering of development to retain the drainages in the northeastern and southwestern portions of the site and to limit lot size in the northern portion of the site while allowing smaller lot sizes in the southern portion of the site. Based on the gross acreages of Medium Density Residential, Low Density Residential, and Estate Density Residential areas, a maximum of 282 single-

family detached dwelling units could be developed on the project site. The Tentative Tract Map proposes a total of 272 residential lots with lot sizes ranging from 5,400 square feet up to 27,015 square feet. Lots within the Low Density Residential and Estate Density Residential areas where clustering would occur have a minimum lot size of 10,150 square feet and a minimum pad size of 10,000 square feet. Overall, the Tentative Tract Map has an average lot size of 8,617 square feet.

Commercial Retail to Medium Density Residential

The project involves the conversion of Commercial Retail (CD: CR) to Medium Density Residential (CD: MDR). This would result in the loss of a potential commercial development in an area on the fringe of urban and rural development. No other Commercial Retail (CD: CR) designations exist in the immediate vicinity within either unincorporated Riverside County or City of Riverside reflecting either existing or potential new commercial development. The closest retail uses would be at La Sierra Avenue and Indiana Avenue (approximately 4.2 miles away), Van Buren Boulevard and Washington Avenue (approximately 7.2 miles away), or Cajalco Road and Temescal Canyon Road (approximately 7.7 miles away). While the retention of the commercial land use could allow for future commercial development to serve the surrounding area, given that the project site is generally on the fringe of urban to rural development, this location is not as preferable or viable to develop with any substantive neighborhood serving retail uses to serve the needs of the existing or future planned residents of the area.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):
Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #5):
Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) to the north and east, Community Development: Public Facilities (CD: PF) to the south, Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the west
3. Proposed Zoning (Ex. #2):
One Family Dwellings (R-1) and Planned Residential (R-4)
4. Surrounding Zoning (Ex. #2):
Light Agriculture - 10 Acre Minimum (A-1-10) to the north, Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture with Poultry (A-P) to the east, Watercourse, Watershed & Conservation Areas (W-1), Light Agriculture - 10 Acre Minimum (A-1-10) to the south, and One family Dwellings (R-1), Light Agriculture - 5 Acre Minimum (A-1-5),

5. Existing Land Use (Ex. #1): Residential Agriculture- 5 Acre Minimum (R-A-5) Specific Plan (SP) to the west.
6. Surrounding Land Use (Ex. #1): Vacant Land and Agricultural Land
Single family residential, agriculture and vacant land to the north, vacant land and agricultural uses to the east, vacant land and Lake Matthews to the south, single family residential to the west
7. Project Data: Total Acreage: 103.62
Total Proposed Lots: 289
Total Proposed Residential Lots: 272
Proposed Min. Lot Size: 5,400 sq. ft.
Schedule: A
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2016-006 recommending adoption of General Plan Amendment No. 1127 to the Riverside County Board of Supervisors; and,

STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42710**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1127 to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7844 to change the zoning of the project site from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4) in accordance with the Change of Zone exhibit; and,

APPROVE TENTATIVE TRACT MAP NO. 36730, 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 environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ acre minimum), Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, residential parcels with a minimum lot size of 5,400 sq. ft., is permitted use in the Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) designation.
3. The proposed General Plan Amendment does not conflict with the Riverside County Vision. The proposed Medium Density Residential designation would minimize potential land use conflicts and compatibility issues which would result from development of the site according to the existing General Plan Commercial Retail designation. The Proposed Project would result in a land use designation that is consistent with existing development in the immediate vicinity of the site and represents a logical continuation of land use in the area. Lands located to the north, east, and west of the project site are designated "Medium Density Residential" and land located to the east are developed with single family homes.
4. The proposed General Plan Amendment would not conflict with any General Plan Principle. The proposed General Plan Amendment meets the General Plan principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances within the El Sobrante Policy Area than provided by the current designation.
5. The proposed General Plan Amendment would not conflict with any foundation component of the General Plan. The proposed designation would be within the same Foundation Component of the General Plan. Thus, the proposed amendment is consistent with the Community Development Foundation.
6. The proposed project would not be detrimental to the purposes of the General Plan and Lake Mathews/Woodcrest Area Plan because the proposed amendment would maintain the rural and suburban style residential atmosphere of the community.
7. There are new conditions or special circumstances that were unanticipated in preparing the General Plan. Although the intent of the existing designation of Community Development: Commercial Retail (CD: CR) was to provide a site to potentially attract commercial development to this fringe suburban and rural area, retail development has yet to be pursued on the site since the adoption of the Riverside County General Plan in 2003. In the past, commercial development in this location and at this size of 12.9 acres may have had more potential. However, given the site's location on the fringe of suburban development and its relatively small size to develop a commercial shopping center, the site is not as attractive or viable for a commercial development to serve the existing and planned residents for the area.
8. The project site is located within the El Sobrante Policy Area of the Lake Mathews-Woodcrest Area Plan.
9. The El Sobrante Policy Area limits additional residential development to 1,500 dwelling units. The proposed Tentative Tract Map includes 272 residential lots and two other Tentative Tract

Maps (36390 and 36475) propose collectively a total of 786 residential dwelling units above those dwelling units already existing or entitled to when the policy was created in 2003. Therefore, the proposed Tentative Tract Map would not exceed the dwelling unit threshold for the policy area.

10. The El Sobrante Policy Area limits density within Medium Density Residential areas to no more than 3.0 dwelling units per acre. The proposed Tentative Tract Map includes approximately 228 dwelling units within the approximately 78.9 acre Medium Density Residential area for a density of 2.89 dwelling units per acre.
11. The El Sobrante Policy Area requires coordination with local agencies to ensure adequate service provisions. Such coordination has been included and will continue to be included pursuant to standard procedure, requirements, and conditions of approval for the proposed Tentative Tract Map.
12. The El Sobrante Policy Area requires coordination of development strategies with the City of Riverside. This policy is more applicable to larger planning strategy than specific development proposals. However, the City of Riverside has been involved during the review of this project pursuant to the Memorandum of Understanding with the City as discussed further below.
13. The El Sobrante Policy Area encourages the use of Specific Plans to implement land use designations. This is a recommendation and not a formal requirement. The Tentative Tract Map and proposed R-1 and R-4 zoning would does include variation in lot sizes and Design Guidelines pursuant to R-4 requirements that implement the land use designations similar to a Specific Plan.
14. The El Sobrante Policy Area encourages clustering of dwelling units to avoid development of areas constrained by physical features or sensitive resources. Clustering is specifically encouraged within Low Density Residential Areas rather than Very Low Density Residential or Estate Density Residential areas, although it does not prohibit clustering in Very Low Density Residential or Estate Density Residential areas. The proposed Tentative Tract Map proposes to cluster development within the Low Density Residential and Estate Density Residential portion of the site to avoid the drainage area located in the northeastern and southwestern portions of the project site. Where clustering is allowed, lots shall have a minimum pad size of 8,000 square feet. Clustering would technically not occur within the Medium Density Residential portion since there are no stated minimum lot sizes for this designation and development within this area would comply with the applicable density criteria. Lots within the Low Density Residential and Estate Density Residential areas where clustering would occur have a minimum lot size of 10,150 square feet and a minimum pad size of 10,000 square feet.
15. The El Sobrante Policy Area requires development to be sensitive to and retain unique topographical features. While the project site does not include any unique topographical features, the project is designed to be sensitive to the existing undulating terrain and retention of the drainages in the northeastern and southwestern portions of the project site.
16. The El Sobrante Policy Area requires that developments blend with the natural surroundings through architecture, construction materials and colors, and retention of natural vegetation. The proposed grading is sensitive to the natural terrain and manufactured slopes would be constructed and landscaped to blend with the natural surroundings as feasible. Building design would be required to comply with the Countywide Design Guidelines as well as the project's

specific Design Guidelines which emphasize construction materials and colors to complement the natural surroundings.

17. The El Sobrante Policy Area restricts hillside development that does not comply with the policies in the Open Space, Habitat & Natural Resources section and Hillside Development and Slope section of the General Plan Land Use Element. The proposed project complies with these policies through preservation of water courses, provision of recreation areas, clustering to preserve open space, minimize alteration to natural landforms and vegetation, minimize hazards from slope erosion and failures.
18. The El Sobrante Policy Area encourages open space and recreational amenities. The Tentative Tract Map includes 15.34 acres of common and natural open space and a 2.18-acre park and includes extension of existing equestrian and pedestrian trails along McAllister Street and El Sobrante Road.
19. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
20. The proposed use, a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three water quality detention basins, one 2.18-acre park site, one sewage lift station, and 17 open space lots, is consistent with the Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (1/2 acre minimum lot size), Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum lot size) designations. Including the El Sobrante provision for Medium Density Residential areas to be limited to no more than 3.0 dwelling units per acre and the standard density provisions for the Low Density Residential and Estate Density Residential of 2 dwelling units per acre and 0.5 dwelling units per acre, respectively, the site could be allowed a maximum of 282 dwelling units. The General Plan's provisions for clustering allow for variation in density and lot sizes across the development. As previously noted, the El Sobrante Policy Area encourages clustering within the Low Density Residential area, but does not restrict it in Estate Density Residential areas.
21. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum) to the north, Rural Community: Low Density Residential (RC: LDR) (1/2 acre minimum) to the north and east, Community Development: Public Facilities (CD: PF) to the south, Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the west.
22. The existing zoning for the subject site is Light Agriculture – 10 Acre Minimum (A-1-10).
23. The proposed zoning for the subject site is One-Family Dwellings (R-1) and Planned Residential (R-4).

24. The proposed development, a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three water quality detention basins, one park site, one sewage lift station, and 17 open space lots, is consistent with the development standards set forth in the One Family Dwelling (R-1) and Planned Residential (R-4) zone.
25. The project site is surrounded by properties which are zoned Light Agriculture- 10 acre minimum (A-1-10) to the north, Light Agriculture- 10 acre minimum (A-1-10), Light Agriculture with Poultry (A-P) to the east, Watercourse, Watershed & Conservation Areas (W-1), Light Agriculture- 10 acre minimum (A-1-10) to the south, and One family Dwelling(R-1), Light Agriculture- 5 acre minimum (A-1-5), Residential Agriculture- 5 acre minimum (R-A-5) Specific Plan (SP) to the west.
26. The project site is located within El Sobrante Agricultural Preserve No. 3. Agricultural Preserve Case No. 1046 for the Disestablishment of the Agricultural Preserve has been filed and will be presented for consideration by the Riverside County Board of Supervisors concurrently with this project and shall be approved prior to any change from the current agricultural zoning.
27. Single family and agricultural uses have been constructed and are operating in the project vicinity.
28. The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation/planning program for Western Riverside County. The Project site and off-site areas occur within the Lake Mathews/Woodcrest Area Plan portion of the MSHCP but are not within a Criteria Cell, a designated Cell Group, or a subunit within the Lake Mathews/Woodcrest Area Plan that requires conservation of land for inclusion in the MSHCP Conservation Area. The Project site also is not within any cores or linkages (i.e., Special Linkage Areas) as identified on MSHCP Figure 3-2. As such, the Project would only be required to contribute MSHCP Mitigation Fees pursuant to County Ordinance No. 810.
29. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. Initial comments from the City of Riverside noted concerns both with land use consistency with the City's General Plan and traffic. The City of Riverside had requested that the applicant file a General Plan Amendment to address the inconsistency with land use designations. Riverside County staff cannot require applicants file applications within another jurisdiction. The land use and traffic concerns have been discussed between Riverside County and City of Riverside staff and certain traffic provisions have been agreed to adequately mitigate impacts to the City of Riverside, in particular for the development to pay standard traffic impact fees for intersections within the City of Riverside impacted by the project
30. This land division is located within a CAL FIRE state responsibility area.
31. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

32. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
33. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by complying with minimum road standards for fire equipment access, standards for signs identifying streets, hydrant spacing, roofing materials, fuel modification, and building fire sprinklers.
34. The proposed project complies with both Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52) requirements for notification and consultation with Native American tribes. A list of 10 tribes as provided by the Native American Heritage Commission were initially sent requests for consultation on March 24, 2014 pursuant to SB 18 requirements. Subsequently, requests for notification were sent to 4 tribes on July 13, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Both the Pechanga Band of Luiseno Indians and Soboba Band of Luiseno Indians requested consultation with Riverside County. In person meetings with Pechanga representatives were held on April 18, 2013 and May 14, 2014 and in person meetings with Soboba representatives were held on January 27, 2014, May 1, 2014, and July 28, 2014. The project Cultural Resource Report and applicable mitigation and conditions of approval were provided to both tribes. No response has been received from either tribe with comments or concerns on the report, mitigation measures, or conditions of approval. A letter confirming conclusion of consultation was sent on February 18, 2016.
35. Environmental Assessment No. 42710 identified the following potentially significant impacts:
 - a. Air Quality
 - b. Biological Resources
 - c. Cultural Resources
 - d. Geology/Soils
 - e. Hazards & Hazardous Materials
 - f. Noise
 - g. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) Land Use Designations, the El Sobrante Policy Area, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One Family Dwellings (R-1) and Planned Residential (R-4) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

**GENERAL PLAN AMENDMENT NO. 1127
CHANGE OF ZONE NO. 7844
TENTATIVE TRACT MAP NO. 36730
Planning Commission Staff Report: March 2, 2016
Page 9 of 9**

3. The proposed project is consistent with the Schedule A 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 through project design and with the incorporated conditions of approval and mitigation measures
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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; or
 - b. An airport influence area.
3. The project site is located within:
 - a. The City of Riverside sphere of influence;
 - b. The Riverside County Recreation and Parks District;
 - c. The Southwest Riverside Area Drainage Plan;
 - d. The Lake Mathews dam inundation area;
 - e. The Stephens Kangaroo Rat Fee Area;
 - f. Low potential for liquefaction area;
 - g. An area potentially susceptible to subsidence; and,
 - h. Moderate to high Fire Hazard area.
4. The subject site is currently designated as Assessor's Parcel Numbers 270-050-026, 270-160-001, 270-060-010, 270-170-009, 010, 011, 270-180-010, and 285-020-006.

RB:rb

X:\Planning Case Files-Riverside office\TR36730\DH-PC-BOS Hearings\DH-PC\GPA01127.CZ07844.TR36730.Staff Report.docx

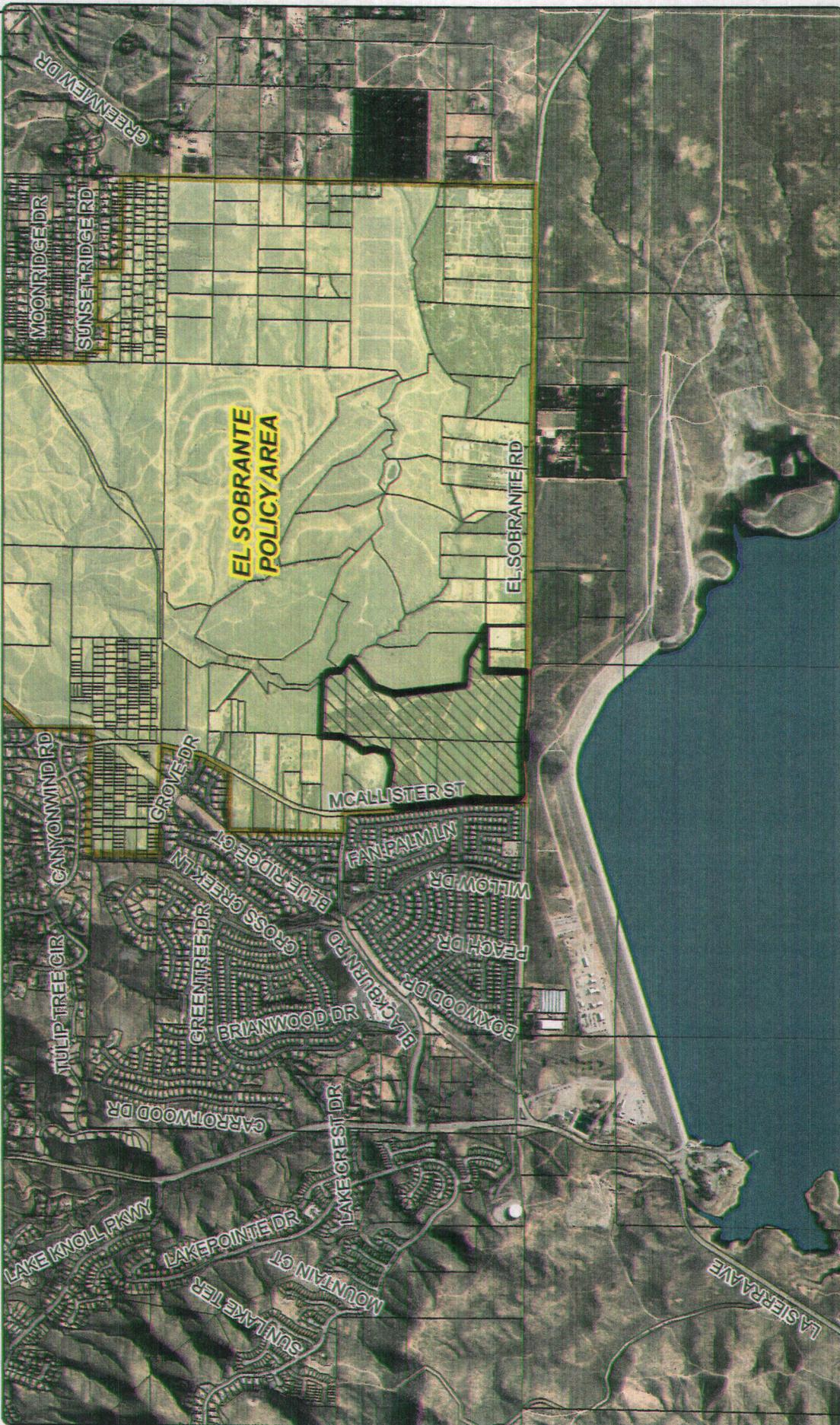
Date Prepared: 02/16/16

Date Revised: 02/24/16

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07844 GPS01127 TR36730
VICINITY/POLICY AREAS

Supervisor: Jeffries
 District 1

Date Drawn: 02/10/2016
 Vicinity Map



Author: Vinnie Nguyen

Zoning Dist: Lake Mathews

REPRESENTATIVE: On October 7, 2013, the County of Riverside adopted a new General Plan. This General Plan is the County's long-term vision for Riverside County. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951)963-4877 (Riverside County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07844 GPS01127 TR36730

Supervisor: Jeffries
District 1

Date Drawn: 02/10/2016

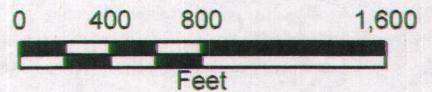
Exhibit 3

PROPOSED ZONING



Zoning Dist: Lake Mathews

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.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07844 GPS01127 TR36730

Supervisor: Jeffries
District 1

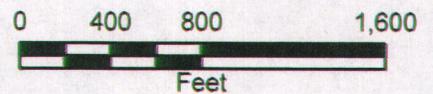
Date Drawn: 02/10/2016
Exhibit 1

LAND USE



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



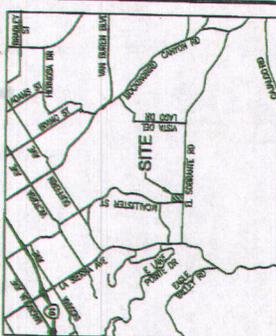
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-9200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>



PREPARED FOR:
CHRISTOPHER HOMES

PREPARED BY:
MDS CONSULTING
PLANNING ENGINEERS ARCHITECTS

SCHEDULE 'A'
LAKE RANCH
TENTATIVE TRACT NO. 36730
AERIAL PHOTOGRAPH
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

OWNER
 HMR WARNE FARMS, INC.
 13100 EL SOBRANTE ROAD
 RIVERSIDE, CA 92503

APPLICANT
 CHRISTOPHER DEVELOPMENT GROUP, INC.
 23 CORPORATE PLAZA, SUITE 248
 NEWPORT BEACH, CA 92860
 (949) 729-1237

ENGINEER
 ALBERT A. WEBB ASSOCIATES
 3788 McCRAY STREET
 RIVERSIDE, CA 92506
 (951) 686-1070

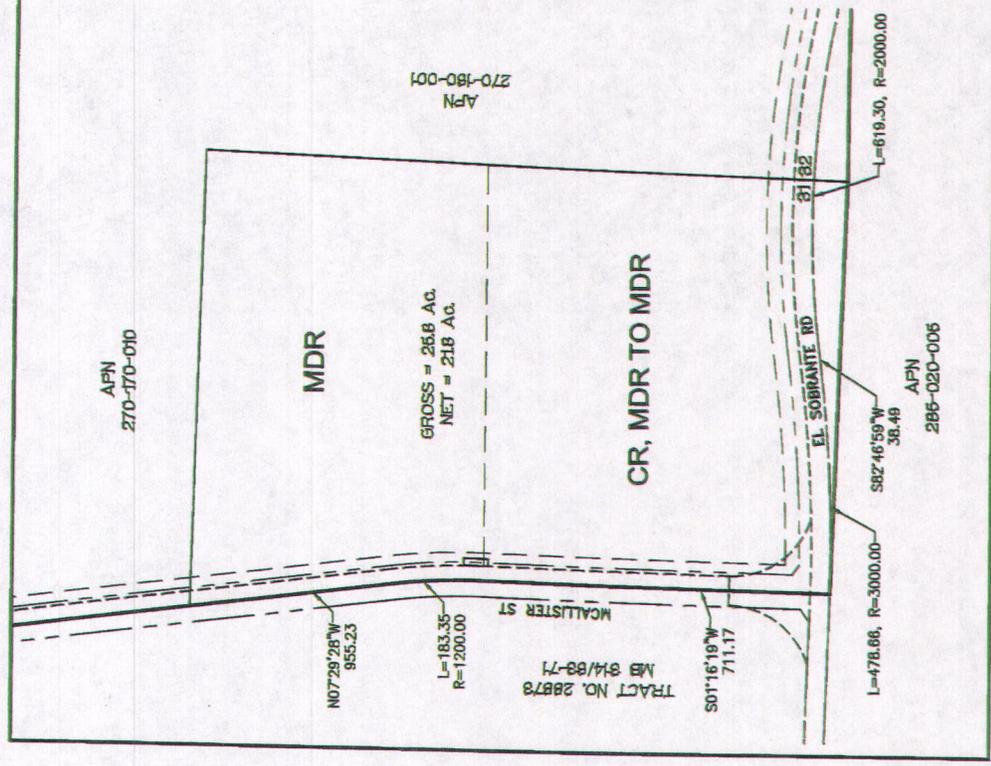
ASSESSOR'S PARCEL NO.
 270-180-010

ACREAGE 23.70 AC

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

LEGAL DESCRIPTION
 THOSE PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AND THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SAID SECTIONS ARE SHOWN ON MAP OF THE RANCHO EL SOBRANTE DE SAN BERNARDINO COUNTY RECORDS.

UTILITIES
 WATER..... WESTERN MUNICIPAL WATER DISTRICT
 SEWER..... WESTERN MUNICIPAL WATER DISTRICT
 ELECTRIC..... SOUTHERN CALIFORNIA EDISON COMPANY
 GAS..... SOUTHERN CALIFORNIA GAS COMPANY
 TELEVISION..... AT&T
 NOTES..... INDIVIDUAL RECEPTION/CABLE
 1. 2007 EDITION THOMAS BROS. MAP BOOK: PAGE 745, GRID A/



GENERAL PLAN AMENDMENT #
SEC 31, T3S, R5W

| RELATIONS | DATE | BY |
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| | | |

| | | | |
|------------------|-------------------------------------|-------------------------------------|------------------|
| SCALE: 1"=200' | DATE: 10/11/2013 | DESIGNED: ALBERT A. WEBB ASSOCIATES | PLN CK REF: F.B. |
| DATE: 10/11/2013 | DESIGNED: ALBERT A. WEBB ASSOCIATES | PLN CK REF: F.B. | |
| | | | |
| | | | |

CONTRACTING CONSULTANTS
 ALBERT A. WEBB ASSOCIATES
 3788 McCRAY STREET
 RIVERSIDE, CA 92506
 PH. (951) 686-1070
 FAX (951) 788-1256

W.O. 13-0182
 SHEET 1
 OF 1 SHEETS
 DMC. NO.

CASE: GPA01127
 EXHIBIT: A
 DATE: 12/30/14
 PLANNER: D. Abraham