

TRACT MAP Tract #: TR36730

Parcel: 270-160-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11                      MAP - LC COMPLY W/LNDSCP/IRR                      RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

90.TRANS. 12                      MAP - EL SOBRANTE ROAD CONTRIB                      RECOMMND

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

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1                      MAP - TRAIL CONSTRUCTION                      RECOMMND

Prior to the issuance of the 135 building permit, the applicant shall begin construction of the trail as shown on the exhibit/trail plan approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

100.PARKS. 2                      MAP - TRAIL MAINTENANCE MECHAN                      RECOMMND

Prior to the issuance of the 135 building permit, the applicant shall provide written documentation to Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

05/12/16  
08:52

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 103

TRACT MAP Tract #: TR36730

Parcel: 270-160-001

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PARKS. 3

MAP - TRAIL CONSTRUCTION COMPL

RECOMMND

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



## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and CF/CDG Lake Ranch Venture, LLC, a Delaware Limited Liability Company registered in the State of California ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, 270-170-011, 270-180-010 and 285-020-006 ("PROPERTY"); and,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By: Steven Weiss  
Steven Weiss  
Riverside County Planning Director

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

Dated: 4-13-16

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

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

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

By: Christopher Gibbs  
Christopher Gibbs  
Vice President

Dated: 4/1/16

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

Dated: 4/1/16

## ACKNOWLEDGMENT

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

State of California  
County of Orange )

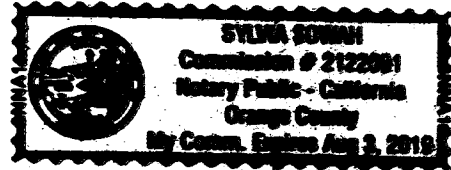
On April 1, 2016 before me, Sylvia Sowah, Notary Public  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature  (Seal)



**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: July 23, 2014

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Surveyor – B. Robinson  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Landscaping Section-M. Hughes  
P.D. Archaeology Section-H. Thompson  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
1st District Supervisor  
1st District Planning Commissioner

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

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

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 14, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at [dabraham@rcplma.org](mailto:dabraham@rcplma.org) / MAILSTOP# 1070.

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

**LAND DEVELOPMENT COMMITTEE**  
**2<sup>nd</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: January 8, 2015

TO

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Dept.  
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Landscaping Section-Mark Hughes

P.D. Archaeology Section-Heather Thomson  
1<sup>st</sup> District Supervisor  
1<sup>st</sup> District Planning Commissioner

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

Routes in LMS<sup>®</sup> have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on January 29, 2015.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

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

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at [dabraham@rctlma.org](mailto:dabraham@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

**LAND DEVELOPMENT COMMITTEE**  
**2<sup>nd</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: August 10, 2015

TO

Riv. Co. Flood Control District

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

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham, Project Planner**, at (951) 955-5719 or email at [dabraham@rctlma.org](mailto:dabraham@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

**LAND DEVELOPMENT COMMITTEE**  
**2<sup>nd</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: September 24, 2015

TO

EPD

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

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham, Project Planner**, at **(951) 955-5719** or email at [dabraham@rctlma.org](mailto:dabraham@rctlma.org) / **MAILSTOP# 1070**.

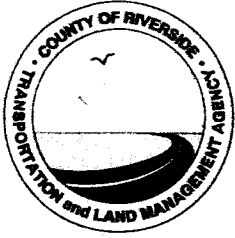
COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



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



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

**Transportation Department**  
**LANDSCAPE SECTION**  
**MEMORANDUM**

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

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

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

END MEMO

COUNTY OF RIVERSIDE  
DEPARTMENT OF ENVIRONMENTAL HEALTH

**Date:** February 10, 2015

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

*Sto Hinde*

**From:** Steven Hinde, REHS, CIH  
Senior Industrial Hygienist  
Department of Environmental Health  
Office of Industrial Hygiene  
3880 Lemon Street, Ste. 200  
Riverside, California 92501  
Office (951) 955-8980  
Fax: (951) 955-8988



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

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

**Reference Number:** SR# 31728

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

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

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



**Noise Standards:**

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

**Highway Prediction Model:**

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

**Acoustical Parameters for County Highways:**

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

**For Arterial Highways**

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

**For Collector Street**

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

2. Traffic Speed of 40 MPH.
3. The distance from the centerline of El Sobrante Road, and McAllister Street to the nearest building face is estimated to be 124, and 66 feet respectively.
4. Modeling for El Sobrante Road, and Mc Allister Street were done using a "hard site" assumption for exterior.
5. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
6. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
7. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.



**Findings:**

The consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn.

**Recommendations:**

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

**1. Six foot high (noise barriers):**

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

**2. Windows:**

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

**3. Doors:**

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

**4. Roof:**

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

**5. Attic:**

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

**6. Ventilation:**

- Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. Wall mounted air conditioners shall not be used.

**7. Furnishings:**



- All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.

**Construction Noise and Vibration Mitigation Measures:**

**General Construction Noise**

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

**Blasting Noise and Vibration**

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





Lot: 10000 (Project No. 35730) Noise Impact Analysis

EXHIBIT ES-B: SUMMARY OF RECOMMENDATIONS



2004-11-15 Noise Study





Community Development  
Department  
Planning Division

*City of Arts & Innovation*

August 14, 2014

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

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

Dear Ms. Abraham:

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

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

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



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

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

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

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

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

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

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



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

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

Sincerely,



Jay Eastman, AICP  
Principal Planner

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

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



LAND USE/URBAN DESIGN ELEMENT



- LEGEND**
- RIVERSIDE CITY BOUNDARIES
  - RIVERSIDE PROPOSED SPHERE OF INFLUENCE
  - POTENTIAL SPECIFIC PLAN
  - GENERAL PLAN 2028
  - LAND USE ELEMENT
  - A - AGRICULTURAL
  - ARR - AGRICULTURAL/RURAL RESIDENTIAL
  - HR - HILLSIDE RESIDENTIAL
  - SRR - SEMI RURAL RESIDENTIAL
  - V.LDR - VERY LOW DENSITY RESIDENTIAL
  - LDR - LOW DENSITY RESIDENTIAL
  - MDR - MEDIUM DENSITY RESIDENTIAL
  - M.HDR - MEDIUM HIGH DENSITY RESIDENTIAL
  - HDR - HIGH DENSITY RESIDENTIAL
  - V.HDR - VERY HIGH DENSITY RESIDENTIAL
  - C - COMMERCIAL
  - CRC - COMMERCIAL REGIONAL CENTER
  - DSP - DOWNTOWN SPECIFIC PLAN
  - OSP - ORANGECREST SPECIFIC PLAN
  - CBUSP - CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN
  - O - OFFICE
  - BOOP - BUSINESS/OFFICE PARK
  - I - INDUSTRIAL
  - MU-N - MIXED USE-NEIGHBORHOOD
  - MU-V - MIXED USE-VILLAGE
  - MU-U - MIXED USE-URBAN
  - PF - PUBLIC FACILITIES/INSTITUTIONAL
  - PR - PRIVATE RECREATION
  - P - PUBLIC PARK
  - OS - OPEN SPACE/NATURAL RESOURCES
  - RAT - KANGAROO RAT HABITAT
- \* SEE TABLE LU-3 (LAND USE DESIGNATIONS) IN GENERAL PLAN SOURCE: CITY OF RIVERSIDE

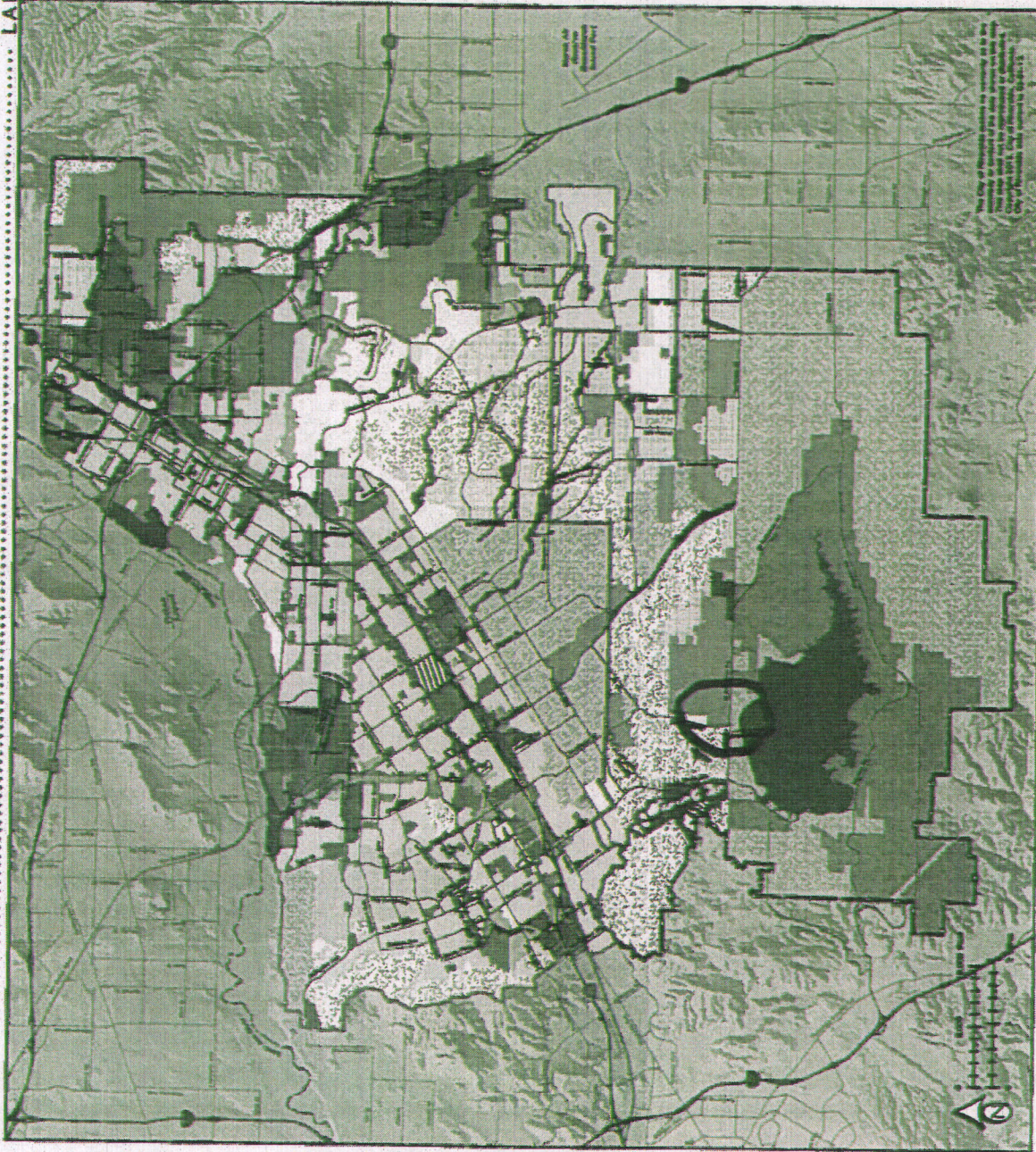


Figure LU-10  
LAND USE  
POLICY MAP





Map Produced on July 30, 2014 by ddarnell

Scale 1" = 500'

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A/R/R



**CLERK'S COPY**  
3/12/02 12.2**CITIES/COUNTY MOU**  
3/12/2002

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

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

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

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

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

**City Actions:**

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



**County Actions:**

- 4) County agrees to implement the following policies as soon as practicable.
- 4.1) County will adopt a policy setting forth development standards<sup>1</sup> and implement such standards in city spheres of influence that provides for County to have comparable development standards with cities. Prior to adoption of the New County General Plan, the County will establish agreeable development standards to apply in city spheres.
  - 4.2) County will adopt a policy and implement standards to provide that new development that occurs in unincorporated areas will "pay its own way." The requirements of this will cover the provision of community parks, recreation programs and libraries<sup>2</sup> subject to the limitations of Proposition 218.
  - 4.3) County desires to jointly plan with Cities for development in unincorporated areas adjacent to Cities. To facilitate this cooperative effort, the County will not approve a new development project requiring rezoning that is inconsistent with the City's adopted General Plan if the project is within the city's sphere of influence until county staff and appropriate city staff and the project applicant have met to review the subject development proposal. The purpose of this meeting is to develop a joint set of conditions/requirements regarding the project that will be submitted to the County Planning Commission. If County staff, City staff and the developer do not agree on the conditions/requirements, the issues will be submitted to an ad hoc committee made up of the Supervisor of the affected District and member(s) of the Council of the affected City. Following this meeting(s), County may proceed with their development review process. County and City staffs will work to establish a procedure that the Cities and the County will follow to implement this joint project review.
- 5) County will adopt a policy expressing the County's support for limiting LAFCO established Communities of Interest (COI's) to a single two year term and not extending existing COI's beyond their existing term for COI's within City Spheres of Influence nor will the County support the establishment of unincorporated communities.

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<sup>1</sup> The following is a partial listing of development standards as envisioned in paragraph 4.1

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

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

Joint City/County Actions:

- 6) Cities will adopt a companion policy for County review of regionally significant city projects. The policy will provide for a joint review process as provided in Section 4.3 above to apply to city projects within one half (1/2) mile of the city limit.
- 7) County and Cities will jointly establish a procedure that both Cities and County will follow to implement this joint project review process. The procedure will define the range of projects to be subject to joint review.

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

County

Cities

*Bob Buster*

\_\_\_\_\_  
Chairman, Riverside County  
Board of Supervisors  
**BOB BUSTER**

\_\_\_\_\_  
Mayor, City of Corona

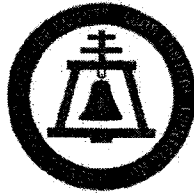
ATTEST:  
GERALD A. MALONEY, Clerk

BY *G. Maloney*  
DEPUTY

\_\_\_\_\_  
Mayor, City of Moreno Valley

\_\_\_\_\_  
Mayor, City of Riverside

WARREN D. WILLIAMS  
General Manager-Chief Engineer



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

163335

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

August 19, 2014

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

Attention: Damaris Abraham, Project Planner

Dear Ms. Abraham:

Re: Change of Zone 07844  
Area: Lake Mathews

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

The District has reviewed this case and has the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Michele Martin of this office at 951.955.2511.

Very truly yours,

  
HENRY OLIVO  
Engineering Project Manager

c: TR 36730

MMM:blm



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207844 DATE SUBMITTED: 7/3/2014

### APPLICATION INFORMATION

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

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

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

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

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

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

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

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

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

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

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

**APPLICATION FOR CHANGE OF ZONE**

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

Bill Holman

PRINTED NAME OF APPLICANT

*Bill Holman*

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Dan O'Bannon

PRINTED NAME OF PROPERTY OWNER(S)

*Dan O'Bannon*

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

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

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

Approximate Gross Acreage: 103.6 ACRES

General location (nearby or cross streets): North of El Sodorante Road, South of

East of McAllister Street West of

**APPLICATION FOR CHANGE OF ZONE**

---

---

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

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

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

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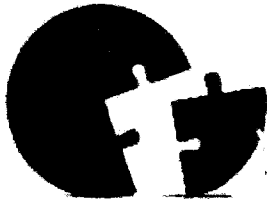
---

Related cases filed in conjunction with this request:

General Plan Amendment No 1127, TTM No 36730

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Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR36730                      DATE SUBMITTED: 7/3/2014

### APPLICATION INFORMATION

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

Mailing Address: 23 Corporate Plaza Drive Suite 2A6  
Newport Beach CA                      92669  
City                      State                      ZIP

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

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

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

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

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

Mailing Address: 23 Corporate Plaza Drive, Suite 2A6  
Newport Beach CA                      92660  
City                      State                      ZIP

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

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

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

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Bill Holman

PRINTED NAME OF APPLICANT

Bill Holman

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Dan O'Bannon

PRINTED NAME OF PROPERTY OWNER(S)

Dan O'Bannon

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 210-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010

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

Approximate Gross Acreage: 103.6 ACRES



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

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

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

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

Related cases filed in conjunction with this request:

General Plan Amendment No. 1127, Change of Zone

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

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

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide a copy: Biology, Cultural Resources, Environmental, & Geotech/Soils

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

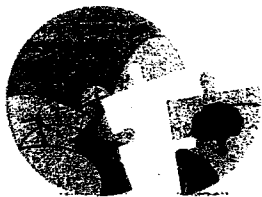
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) NA

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 292,000 cy



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01127 DATE SUBMITTED: 10/28/2013

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

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

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

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

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

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

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

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

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

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

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

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

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

BILL HOLMAN *Bill Holman*  
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

H&R WARNE FARMS INC.  
By Robert Abraham VP \_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Ed M... Soc \_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 270-180-010  
Section: 31 Township: T3S Range: R5W  
Approximate Gross Acreage: 23.7 acres

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

507B



FROM: TLMA – Planning Department

SUBMITTAL DATE:  
January 30, 2014

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

**RECOMMENDED MOTION:**

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

(Continued on next page)

JCP:da D

Juan C Perez  
TLMA Director/ Interim Planning  
Director

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

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

APPROVE

BY:   
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

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

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

**BACKGROUND:**

**Summary**

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

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

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

**Impact on Citizens and Businesses**

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

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

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

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

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

### **RECOMMENDATIONS:**

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

### **PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:**

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

**Commissioner John Petty:** None

**Commissioner Charissa Leach:** None

**Commissioner Ed Sloman:** None

**Commissioner Bill Sanchez:** None

**Commissioner Mickey Valdivia:** None

2.1

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

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

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

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

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

### BACKGROUND:

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

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

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

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

### GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

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

D.M.

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

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

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

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

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

**Consideration Analysis:**

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

A. The proposed change does not conflict with:

- (1) The Riverside County Vision.

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



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

(2) Any General Plan Principle.

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

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

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

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

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

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

The appropriate additional finding for the proposed Amendment is:

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

**SUMMARY OF FINDINGS:**

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

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

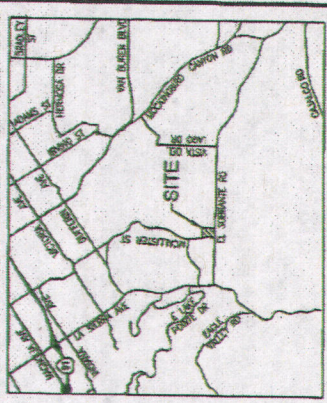
**RECOMMENDATIONS:**

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

**INFORMATIONAL ITEMS:**

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





**VICINITY MAP**

**OWNER**  
 HUB WAIRIE FARMS, INC.  
 1340 EL SOBRANTE ROAD  
 RIVERSIDE, CA 92503

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

**ENGINEER**  
 ALBERT A. WEBB ASSOCIATES  
 1088 MCCRAY STREET  
 RIVERSIDE, CA 92506  
 (951) 686-1070

**ASSESSOR'S PARCEL NO.**  
 270-130-010

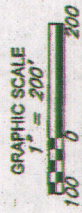
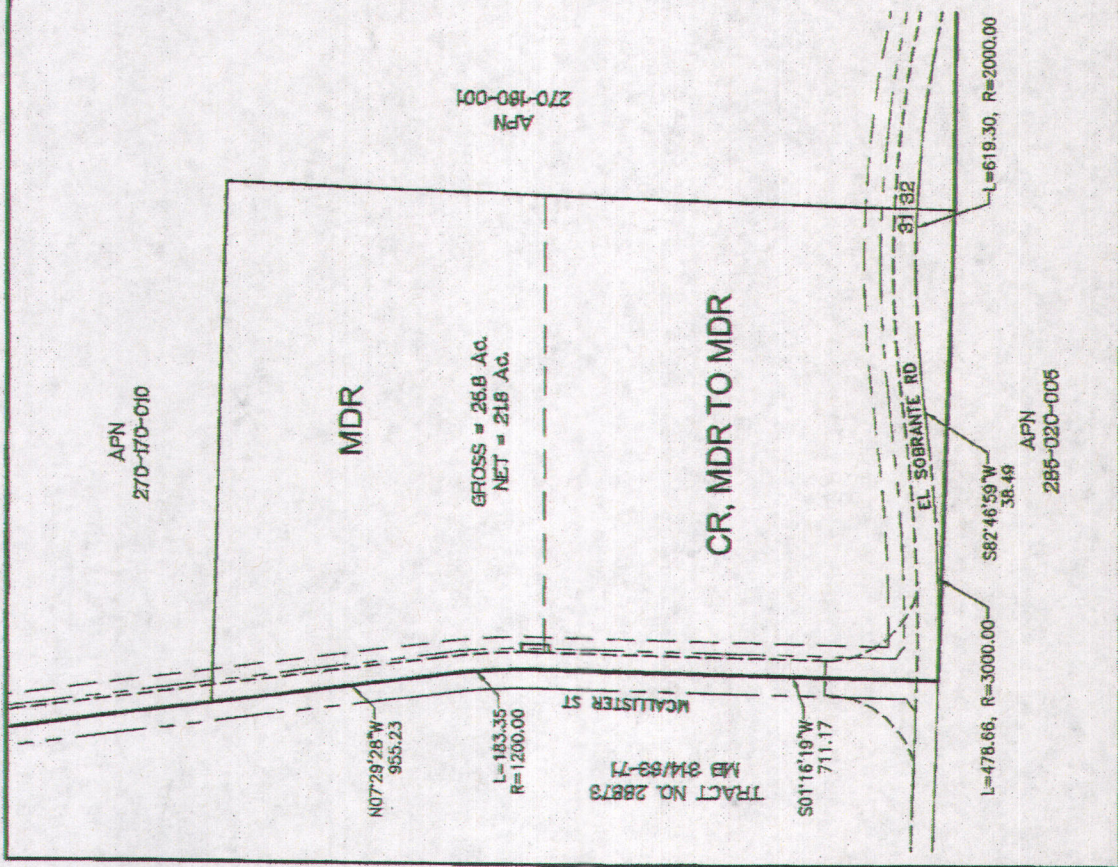
**ACREAGE**  
 ACRES GROSS/OWNERSHIP 23.70 AC

**LAND USE**  
 EXISTING LAND USE DESIGNATION: CR - COMMERCIAL RETAIL AND  
 MDR - MEDIUM DENSITY RESIDENTIAL  
 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 THOSE  
 PORTIONS OF THE SOUTHWEST QUARTER OF THE WEST NINTH WEST  
 QUARTER AND THE SOUTHWEST QUARTER OF SECTION 32  
 TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SAID SECTIONS ARE  
 SHOWN ON MAP OF THE MANCHO EL SOBRANTE DE SAN  
 JACINTO OF FILE IN BOOK 1, PAGE 6 OF MAPS, SAN  
 BERNARDINO COUNTY RECORDS.

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

**NOTES**  
 1. 2007 EDITION THOMAS BROS. MAP BOOK: PAGE 745,  
 GRID A7



REVISIONS	DATE	BY

**GENERAL PLAN AMENDMENT #**  
 SEC 31, T3S, R5W

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



RIVERSIDE COUNTY PLANNING DEPARTMENT  
GPA01127

Supervisor Jeffries  
District 1

VICINITY/POLICY AREAS

Date Drawn: 12/04/13  
Vicinity Map



Zoning District: Lake Mathews  
Township/Range: T3SR5W

Section: 31

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 953-8277 (Eastern County) or website at [files2003www.arns.co.riverside.ca.us/indio.html](http://files2003www.arns.co.riverside.ca.us/indio.html)



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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01127

### LAND USE

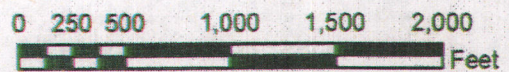
Supervisor Jeffries  
District 1

Date Drawn: 12/04/13  
Exhibit 1



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

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



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01127

EXISTING ZONING

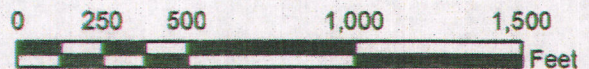
Supervisor Jeffries  
District 1

Date Drawn: 12/04/13  
Exhibit 2



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

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



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT

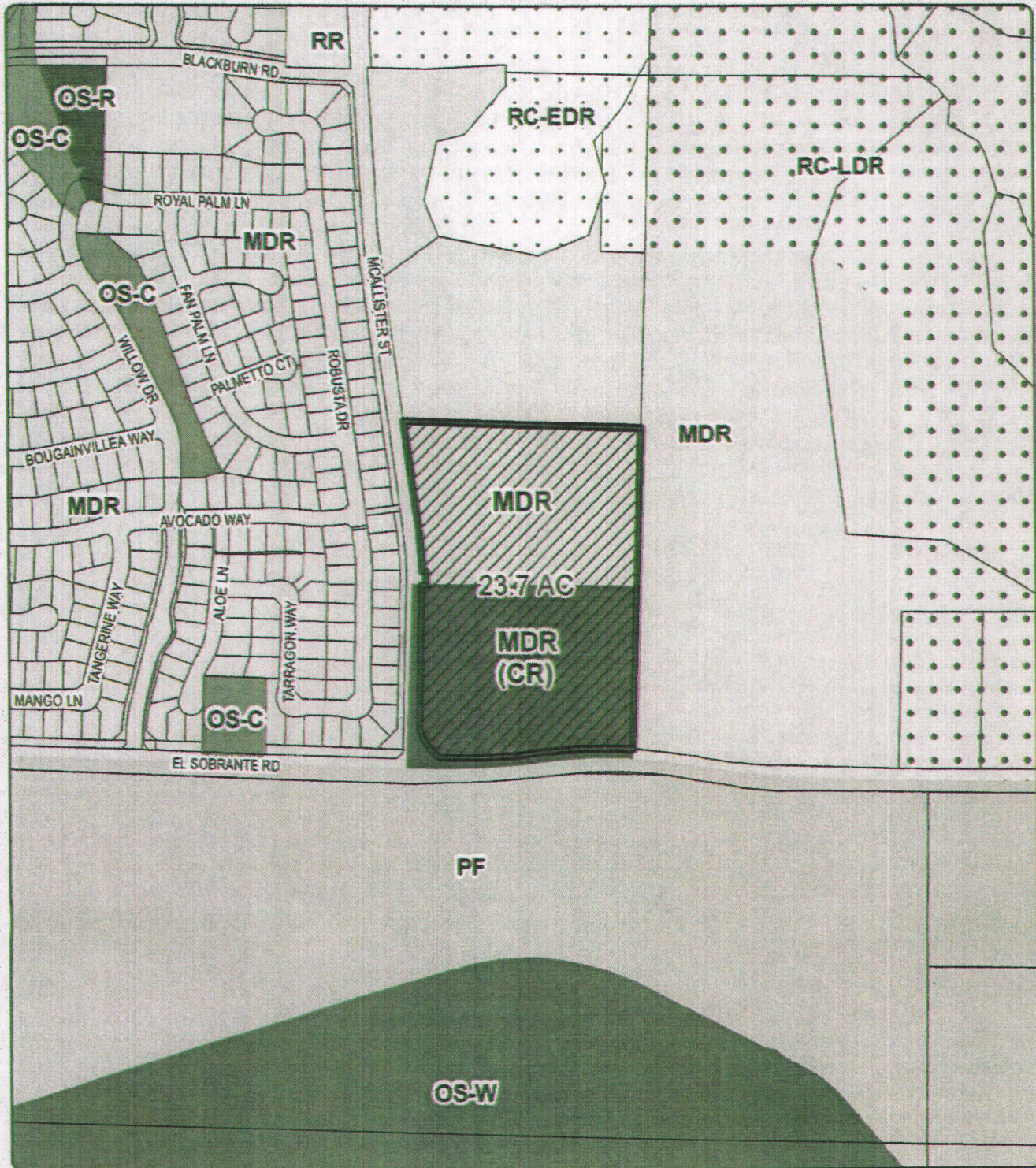
GPA01127

PROPOSED GENERAL PLAN

Date Drawn: 12/04/13

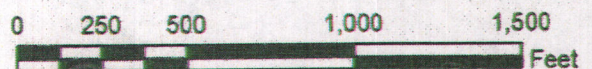
Exhibit 6

Supervisor Jeffries  
District 1



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

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



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.rctps.org/riverside.ca.us/index.html>



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

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

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

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

For further information regarding this project, please contact Project Planner, Russell Brady, at 951-955-3025 or email [rbrady@rctlma.org](mailto:rbrady@rctlma.org) or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the



designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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



PROPERTY OWNERS CERTIFICATION FORM

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

The attached property owners list was prepared by Riverside County GIS

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

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

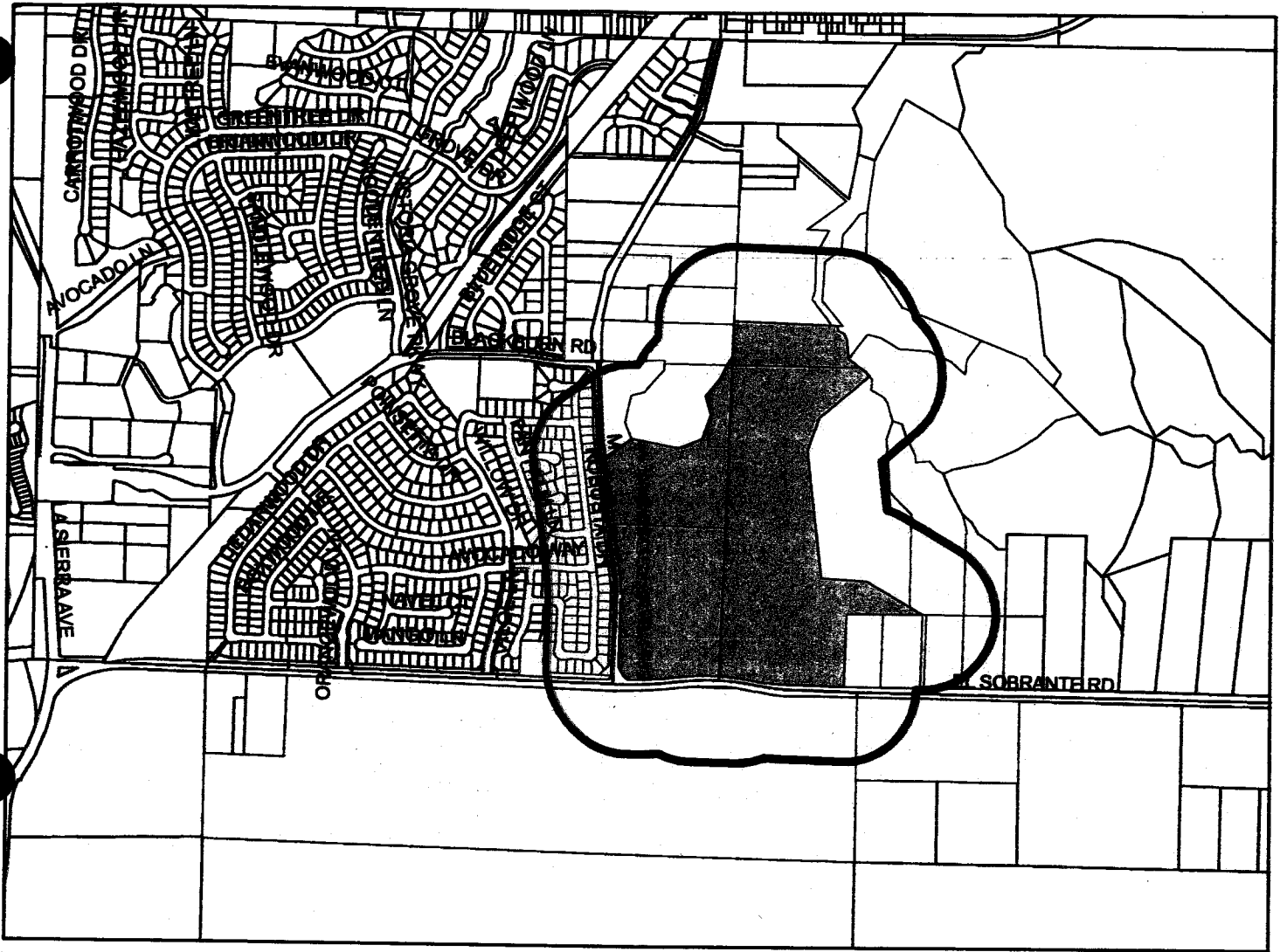
Riverside, Ca. 92502

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

*V. Nguyen*  
7/5/2016



**CZ07844 / GPA01127 / TR36730 (600 feet buffer)**



**Selected Parcels**

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

First 120 parcels shown



1,400 700 0 1,400 Feet

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

ASMT: 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

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

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

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

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

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

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

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

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

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

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

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

ASMT: 270320064, APN: 270320064  
SARAH RENAUD, ETAL  
12732 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: 270350025, APN: 270350025  
RIZWANA HOSSAIN, ETAL  
12822 TARRAGON WAY  
RIVERSIDE, CA. 92503

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

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

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

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

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

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

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

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

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

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

ASMT: 270350036, APN: 270350036  
ELIZABETH OSBRINK, ETAL  
17851 ROBUSTA DR  
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: 270350039, APN: 270350039  
JENNIFER CARDENAS, ETAL  
17866 ROBUSTA DR  
RIVERSIDE, CA. 92503

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

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

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

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

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

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

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

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

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

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

ASMT: 270350050, APN: 270350050  
CARLOS FRANQUEZ  
17976 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: 270350053, APN: 270350053  
KAMLIN POST, ETAL  
12843 TARRAGON WAY  
RIVERSIDE, CA. 92503

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



**Applicant:**

**Christopher Development Group, Inc.  
Attn: Bill Holman  
23 Corporate Plaza Drive, Suite 246  
Newport Beach, CA 92649**

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**Christopher Development Group, Inc.  
Attn: Bill Holman  
23 Corporate Plaza Drive, Suite 246  
Newport Beach, CA 92649**

**Engineer:**

**MDS Consulting  
17320 Redhill Avenue, Suite 350  
Irvine, CA 92614**

**Engineer:**

**MDS Consulting  
17320 Redhill Avenue, Suite 350  
Irvine, CA 92614**

**Owner:**

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

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

Riverside Unified School District  
3980 14<sup>th</sup> St.  
Box 2800  
Riverside, CA 92516

Planning Department  
City of Riverside  
3900 Main St. 3<sup>rd</sup> 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

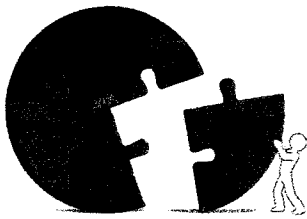
South Coast Air Quality Mngmt. Dist.,  
Program Supervisor - CEQA IGR  
ATTN: Jillian Baker, Ph. D  
21865 E. Copley Dr.  
Diamond Bar, CA 91765

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

General Plan No. 1127, Change of Zone No. 7844, and Tract Map No. 36730  
Project Title/Case Numbers

Russell Brady  
County Contact Person

951-955-3025  
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Christopher Development Group, Inc.  
Project Applicant

23 Corporate Plaza Drive, Suite 246, Newport Beach CA, 92649  
Address

The project site is located northerly of El Sobrante Road and easterly of McAllister Street  
Project 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) 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 sq. ft. to 27,015 sq. ft., three water quality detention basin lots (not including 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 MSHCP riparian/riverine mitigation and avoidance).  
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Initial Study and Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. Findings were made pursuant to the provisions of CEQA.

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Project Planner

\_\_\_\_\_  
Title

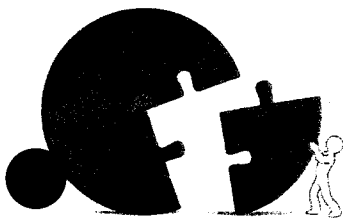
\_\_\_\_\_  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA42710 ZCFG 06095

FOR COUNTY CLERK'S USE ONLY





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP  
Planning Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7867 and Tentative Tract Map No. 36894

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Russell Brady Title: Project Planner Date: February 9, 2016

Applicant/Project Sponsor: Christopher Development Group, Inc. Date Submitted: July 3, 2014

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Russell Brady Date: \_\_\_\_\_

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

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

For additional information, please contact Russell Brady at (951) 955-3025.

Revised: 2/9/16  
X:\Planning Case Files-Riverside office\TR36730\DH-PC-BOS Hearings\DH-PC\GPA01127.CZ07844.TR36730.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42710 ZCFG06095

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R1407010

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

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

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

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

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\$50.00

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CALIF FISH & GAME: DOC FEE

By \_\_\_\_\_ Jul 03, 2014 09:25  
MGARDNER posting date Jul 03, 2014

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658353120100208100

Description  
CF&G TRUST: RECORD FEES

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