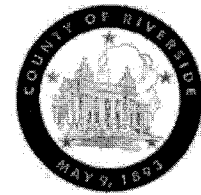


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.3
(ID # 4380)

MEETING DATE:

Tuesday, June 20, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR DECISION TO APPROVE Tentative Parcel Map No. 37259 – No Further California Environmental Quality Act (CEQA) Analysis Required - Applicant: Mission Pacific Land Co. - Representative: David Evans and Associates - 3rd Supervisorial District - Southwest Area Plan - Rancho California Zoning Area - Zoning: Residential: One Family Dwellings (R-1) - Location: Easterly of Washington Street, westerly of Patterson Road, southerly of Jean Nicholas Road, and northerly of Yates Road - 98.65 gross acres REQUEST: The Parcel Map proposes a Schedule "I" subdivision to create three (3) parcels. The parcels will be a minimum of 29.41 gross acres. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above-referenced case acted on by the Assistant TLMA Director on May 8, 2017.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 6/8/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: June 20, 2017
xc: Planning, Applicant

Kedia Harper-Ihem
Clerk of the Board
By:
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 30837 (TM No. 30837) was approved in 2004 on the same site for a three-phased Schedule "A" tract map to develop 320 residential lots, and a 6.3 acre park lot on 98.13 gross acres. Parcel Map No. 37259 divides the existing project area to match the proposed phasing of TM No. 30837 to be able to sell off individual phases. Since 2004, TM No. 30837 has had three extensions of time (2011, 2015, and 2017) approved.

Board Action

The Assistant TLMA Director's decision may be appealed to the Planning Commission and shall be filed with the Planning Department within 10 days after the notice of decision appears on the Board's agenda. Any appeal shall be filed in any permanent office maintained by the Planning Department, stating in writing the basis for the appeal and accompanied by the fee set forth in Ordinance No. 671. All appeals shall be heard within 30 days after the filing of the appeal. The Planning Commission shall render its decision on the appeal within 10 days of the closing of the hearing.

The Planning Commission's decision may be appealed to the Board of Supervisors. Any such appeal shall be filed with the Clerk of the Board within 10 days after the notice of decision of the Planning Commission appears on the Board's agenda. The appeal shall be filed in writing, stating the basis for appeal, and shall be accompanied by the fee set forth in Ordinance No. 671 unless the fee shall be paid out of the same fund into which it would be deposited. Upon the filing of the appeal, the Clerk of the Board shall set the matter for public hearing on a date within 30 days after the date of the filing of the appeal and shall give notice of the public hearing in the same manner as was given for the hearing before the appeal body. Upon conclusion of the hearing, the Board shall render its decision on the appeal within 10 days.

SUPPLEMENTAL

Additional Fiscal Information

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

Contract History and Price Reasonableness

N/A

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

ATTACHMENTS

- ATTACHMENT A. Directors Hearing Minutes**
- ATTACHMENT B. Directors Hearing Staff Report**
- ATTACHMENT C. Indemnification Agreement**



Tina Grande, Principal Management Analyst 6/13/2017



**DIRECTOR'S HEARING
REPORT OF ACTIONS
MAY 8, 2017**

1.0 CONSENT CALENDAR:

- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32311** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (½-acre minimum) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Southerly of Cajalco Road and westerly of Barton Street – 108.4 acres – Zoning: Specific Plan Zone (SP229) – Approved Project Description: Schedule “I” to realign the parcel lines within the planning area boundary lines of Planning Areas No. 7,8,9 and 12 of Boulder Springs Specific Plan No. 229, Amendment No. 1 for the sole purpose of financing – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to May 15, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to May 15, 2017.
- 1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32311** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (½-acre minimum) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Southerly of Cajalco Road, and westerly of Barton Street – 108.4 acres – Zoning: Specific Plan Zone (SP229) – Approved Project Description: Schedule “I” to realign the parcel lines within the planning area boundary lines of Planning Areas No. 7,8,9 and 12 of Boulder Springs Specific Plan No. 229, Amendment No. 1 for the sole purpose of financing – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to May 15, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to May 15, 2018.
- 1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32312** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 acre min.) – Open Space: Recreation (OS-R) – Location: Northerly of Cajalco Road, easterly of Carpinus Drive, and westerly of Alexander Street – 217.3 Acres – Zoning: Specific Plan (SP229) – Approved Project Description: Schedule “I” Subdivision of six (6) parcels that total 217.3 acres into three (3) lots with a minimum lot size of 46.45 acres – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 32312, extending the expiration date to September 6, 2016. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 32312, extending the expiration date to September 6, 2016.

1.4 **SECOND EXTENSION OF TIME REQUEST** for **APPROVED** Second Extension of Time Request for **TENTATIVE PARCEL MAP NO. 32312** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 acre min.) – Open Space: Recreation (OS-R) – Location: Northerly of Cajalco Road, easterly of Carpinus Drive, and westerly of Alexander Street – 217.3 Acres – Zoning: Specific Plan (SP229) – Approved Project Description: Schedule “I” Subdivision of six (6) parcels that total 217.3 acres into three (3) lots with a minimum lot size of 46.45 acres – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 32312, extending the expiration date to September 6, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

2.0 **HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:**

NONE

3.0 **HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**

3.1 **TENTATIVE PARCEL MAP NO. 37259** – No Further California Environmental Quality Act (CEQA) Analysis Required – Applicant: Mission Pacific Land Co. – Representative: David Evans and Associates – Third Supervisorial District – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) – Rancho California Zoning Area – Zoning: Residential: One Family Dwellings (R-1) – Location: Easterly of Washington Street, westerly of Patterson Road, southerly of Jean Nicholas Road, and northerly of Yates Road – 98.65 gross acres – **REQUEST:** The Parcel Map proposes a Schedule “I” Subdivision to create three (3) parcels. The parcels will be a minimum of 29.41 gross acres. Project Planner: Angel Anguiano at (951) 955-6184 or email at aanguian@rivco.org.

Staff Report Recommendation:
FIND that Nothing Further is Required for Tentative Parcel Map No. 37259; and
APPROVE Tentative Parcel Map No. 37259.

Staff's Recommendation:
FINDING Nothing Further is Required for Tentative Parcel Map No. 37259; and
APPROVAL of Tentative Parcel Map No. 37259.

Planning Director's Actions:
FOUND that Nothing Further is Required for Tentative Parcel Map No. 37259; and
APPROVED Tentative Parcel Map No. 37259, subject to the conditions of approval.

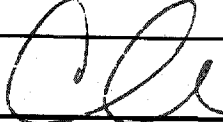
4.0 **SCOPING SESSION:**

NONE

5.0 **PUBLIC COMMENTS:**

Agenda Item No.:
 Area Plan: Southwest Area Plan
 Zoning Area: Rancho California Area
 Supervisorial District: Third District
 Project Planner: Angel Anguiano
 Directors Hearing: May 8, 2017

Tentative Parcel Map No. 37259
 CEQA – Nothing Further Required
 Applicant: Mission Pacific Land Co, Attn.
 Jason Keller
 Engineer/Representative: David Evans and
 Associates



Charissa Leach
 Assistant TLMA Director Community
 Development Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 37259 (PM No. 37259) proposes a Schedule "I" subdivision of 98.65 gross acres into 3 parcels. The minimum proposed parcel size will be 29.41 gross acres.

BACKGROUND:

Tentative Tract Map No. 30837 (TM No. 30837) was approved in 2004 on the same site for a three-phased Schedule "A" tract map to develop 320 residential lots, and a 6.3 acre park lot on 98.13 gross acres. The currently proposed tentative parcel map would divide up the existing project area to match the proposed phasing of TM No. 30837 to be able to sell off individual phases. Since 2004, TM No. 30837 has had three extensions of time (2011, 2015, and 2017) approved.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Medium High Density Residential (CD:MHDR) (2-5 DU/AC) and Open Space: Conservation (OS:C) to the north, Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) to the west, Community Development: Public Facility (CD:PF) Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC), Open Space: Recreation (OS:R), and Rural: Rural Mountainous (R:RM) to the east, Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) to the south.
3. Existing Zoning (Ex. #2): R-1 (One Family Dwellings)
4. Surrounding Zoning (Ex. #2): Specific Plan Zone (Specific Plan No. 286) to the west, R-1 (One Family Dwellings) to the south, Specific Plan Zone (Specific Plan No. 382) and, Light Agriculture, 2 ½ acre minimum (A-1-2½) to the north, and Rural Residential (R-R) and,

- | | |
|-----------------------------------|--|
| 5. Existing Land Use (Ex. #1): | Specific Plan Zone (Specific Plan No. 382), and Light Agriculture With Poultry (A-P) to the east |
| 6. Surrounding Land Use (Ex. #1): | Vacant |
| | Residential and Temecula Valley Charter School to the west, vacant and residential to the north, vacant to the east and south. |
| 7. Project Data: | Total Acreage: 98.65
Total Proposed Lots:3
Proposed Min. Lot Size: 29.41
Schedule: "I" |
| 8. Environmental Concerns: | See prior Environmental Assessment No. 38835 prepared for TM. No 30837 |

RECOMMENDATIONS:

FIND that **Nothing - Further is Required** for **Tentative Parcel Map No. 37259** because all potentially significant effects have been adequately analyzed in an earlier EA38835 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EA38835 including revisions or mitigation measures that are imposed upon the proposed project.

APPROVE **Tentative Parcel Map No. 37259**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) on the Southwest Area Plan.
2. The Tentative Parcel Map proposes to subdivide one (1) parcel into three (3) parcels ranging in size from 29.16 gross acres to 36.96 gross acres. While the proposed subdivision would create parcel sizes that are below the density range of the Medium Density Residential land use designation of 2 to 5 dwelling units per acre, the ultimate development of the site would be implemented by the approved Tentative Tract Map No. 30837. The currently proposed Parcel Map is intended to subdivide the larger current parcel to be able to sell to individual home builders to develop portions of the approved Tentative Tract Map No. 30837, which is composed of a minimum lot size of 7,200 square feet and 320 residential units, which are both consistent with the land use designation of the subject site and all other applicable policies of the General Plan.
3. The project site is surrounded by properties which are designated Community Development: Medium High Density Residential (CD-MHDR) and Open Space: Conservation (OS-C) to the north, Community Development: Medium Density Residential (CD:MDR) to the west, bounded by Community Development: Public Facility (CD:PF) and (CD-MDR, OS-R, and RM next to that) to the east, Community Development: Medium Density Residential (CD:MDR) and Community Development: Public Facility (CD:MDR) to the south.
4. The zoning for the subject site is One Family Dwellings (R-1), which allows one - family dwellings.

5. The proposed subdivision of 98.35 gross acres into three (3) parcels ranging in size from 29.16 gross acres to 36.96 gross acres is consistent with the required lot area dimensions and standards as set forth in the Development Standards of the R-1 zoning classification, which require a minimum lot size of 7,200 square feet generally. Therefore, the proposed subdivisions is consistent with Ordinance No. 348.
6. The project site is surrounded by properties which are zoned Specific Plan No. 286 to the west, R-1 (One Family Dwellings) to the south, Specific Plan No. 382 and A-1-2½, (Light Agriculture) (2 ½ acre minimum) to the north, and bounded by Rural Residential (R-R) and (SP382 and A-P next to that) to the east.
7. Single-family residential land uses exist in the surrounding area that would be similar and compatible to the single-family residential land uses that would ultimately be developed as a result of the currently proposed subdivision.
8. In accordance with Section 10.14A of Ordinance No. 460, street improvements are not required for a Schedule I subdivision that is not within a Specific Plan. The proposed subdivision meets the requirements of a Schedule I Parcel Map with no lots less than 20 gross acres and no development improvements. Conformance with Ordinance 460 street dedications are required with the recordation of this parcel map which will provide for necessary dedications.
9. This project is located within Criteria Cells 5471 and 5567 (Cell Group S) of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Prior to approval of TM. No 30837, the project went through the Habitat Acquisition and Negotiation Strategy (HANS) process which determined that no conservation is needed on the subject site. Cell Group S will contribute to the assembly of Proposed Extension of Existing Core 7, and Proposed Constrained Linkages 17 and 18. Conservation within Cell Group S will focus on the eastern portion of the Cell Group (ranging from 65% to 75% of the Group). The project site is located in the western portion of this Cell Group, and is therefore outside the area to be conserved. No conservation was required to TM. No. 30837 or the currently proposed PM No. 37259.
10. This land division is located within a very high fire hazard severity zone and is within a State Responsibility Area (SRA). For this reason, under Government Code section 66474.02, the County must make the following three findings before the tentative map can be approved:
 - a. A finding supported by substantial evidence in the record that the design and located of each lot in the subdivision, and the subdivision as a whole, is consistent with any applicable regulations adopted by the state Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code for which there are not local regulations that equal or exceed these minimum regulations;
 - a. A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available through an acceptable entity, including a county; and
 - b. A finding that, to the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable ordinance.

While the proposed parcel map is not intended to be developed directly with single-family residences and that ultimate development of the site would be pursuant to the approved design and conditions of Tentative Tract Map No. 30837, the proposed parcel map would create 3 parcels

that could be developed with 3 individual residences if the ultimate development is not pursued. Such development of 3 individual parcels would be required to comply with existing building code requirements for fire protections. The parcel map is also designed with large enough lots to provide for adequate areas for any setbacks or other similar requirements that might apply to develop single-family residences on the proposed 3 parcels. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. Adequate access is also available to the proposed parcels.

11. The proposed project includes Tentative Parcel Map No. 37259 which is a Schedule I subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. As noted previously, the proposed project does comply with all applicable provisions of the General Plan and Ordinance No. 348.
12. The proposed Tentative Parcel Map does not propose any development, improvements, or grading, however the site is physically suitable for the approved tentative tract map conditions of approval 80. Fire. 1 which states all required water systems, including fire hydrants shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. While the site is located within a CAL Fire state responsibility area and within a very high fire hazard severity zone, the project will need to comply with sections 4290 and 4291 of the Public Resources Code as detailed above when attaining final permits.
13. The design of the Tentative Parcel Map No. 37259 is not likely to cause substantial environmental damage and avoids to injure fish or wildlife or their habitat. Moreover, EA38835 prepared for approved tentative tract map analyzed the potential environmental impacts of the residential unit project and determined that mitigation will occur under the approved tract map conditions, therefore maintaining the impact less than significant on fish and wildlife and their habitat or any significant environmental impacts.
14. The design of the Tentative Parcel Map is not likely to cause any serious public health problems because the parcel map proposes only 3 parcels at this time that is not anticipated to have any create any serious public health problems. Additionally, the proposed parcel map would propose far less development than has been previously analyzed for the project site pursuant to EA38835 that was prepared for Tentative Tract Map No. 30837. Public and private right-of-way improvements, emergency access, building materials, signage and fuel modification, and geologically stability was analyzed in the approved Tentative Tract Map, and was conditioned to meet the standards of today when attaining final permits.
15. The Tentative Parcel Map will not be conditioned to provide the regional trails along the east side of Washington Street (Board of Supervisors deleted condition on 10-19-14). Instead, the trail has already been provided by the approved tract maps on the west side of Washington (Specifically Tract Map No. 30988 and TR30069).
16. The design of the Tentative Parcel Map No. 37259 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within the tentative parcel map area there are seven road and utility easements that will continue to exist with the recordation of the tentative parcel map. Access onto the site will be provided along Washington Street and Yates Road, which are existing roads.

17. This project is not within a City Sphere of Influence. As such, it is not required to conform to the County's Memorandum of Understanding (MOU) with a city.
18. The proposed Tentative Parcel Map would not result in any direct improvements or physical impacts on its own. Additionally, all impacts related to the ultimate development of the site were addressed by Environmental Assessment No. 38835, which did not identify any potentially significant impacts and a Mitigated Negative Declaration was adopted. Therefore, no further analysis or documentation pursuant to the California Environmental Quality Act (CEQA) is required for the currently proposed Tentative Parcel Map pursuant to Public Resources Code Section 15162. No substantial changes are proposed in the project which will require major revision to the prior negative declaration. No substantial changes have occurred with respect to the circumstances under which the project is undertaken to require major revisions to the prior negative declaration. No new information of substantial importance has been presented or is known to occur that would have an effect on the impacts on the project, cause more severe impacts by the project, make mitigation measures previously determined infeasible to be feasible, or mitigation measures that are considerably different from those included in the prior negative declaration.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One Family Dwellings (R-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule I map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Fault Zone; or
 - b. A Sphere of Influence Area; or
 - c. Airport Influence Area; or
 - d. A County Service Area

3. The project site is located within:
 - a. A Low Liquefaction Area; and
 - b. A Low Subsidence Area; and
 - c. A Flood Zone; and
 - d. A WRCMSHCP Criteria Cell; and
 - e. A Very High Fire Zone with a State Responsibility Area; and
 - f. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.

4. The subject site is currently designated as Assessor's Parcel 476-020-013, 476-363-001, 476-363-002

RIVERSIDE COUNTY PLANNING DEPARTMENT
PM37259
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 03/03/2017
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



RESOLUTION: On October 7, 2015, the County of Riverside Board of Supervisors passed Resolution 15-001, which authorized the Board of Supervisors to approve the use of the County's Geographic Information System (GIS) to identify and delineate various policy areas. This use of GIS is for informational purposes only and does not constitute a final decision or approval. The County of Riverside is not responsible for any errors or omissions in the data provided. For more information, please contact the County of Riverside, Planning and Community Development Department, 900 East Street, Suite 200, Riverside, CA 92501. Phone: (951) 955-2200. Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37259

EXISTING GENERAL PLAN

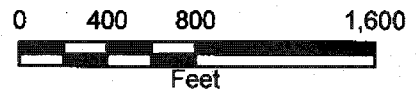
Supervisor: Washington
District 3

Date Drawn: 03/03/2017
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different 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)958-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

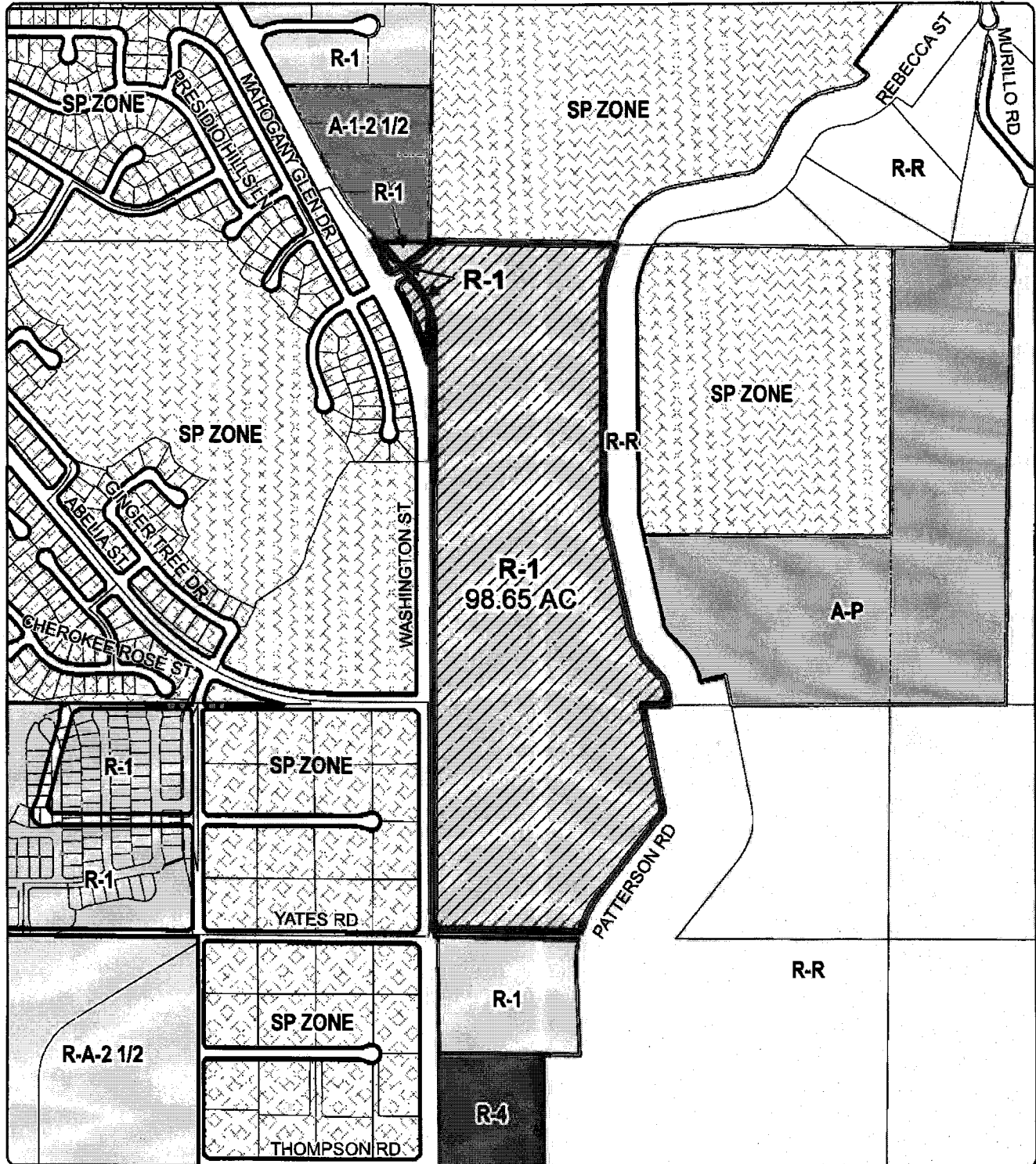
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37259

Supervisor: Washington
District 3

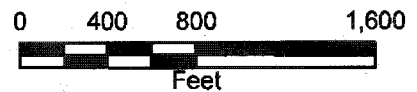
EXISTING ZONING

Date Drawn: 03/03/2017
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)945-3000 (Western County) or in Palm Desert at (760)868-6277 (Eastern County) or Website <http://planning.rcjimsa.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37259

LAND USE

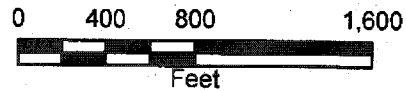
Supervisor: Washington
District 3

Date Drawn: 03/03/2017
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



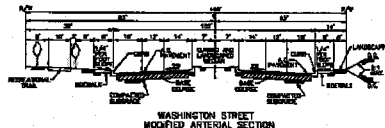
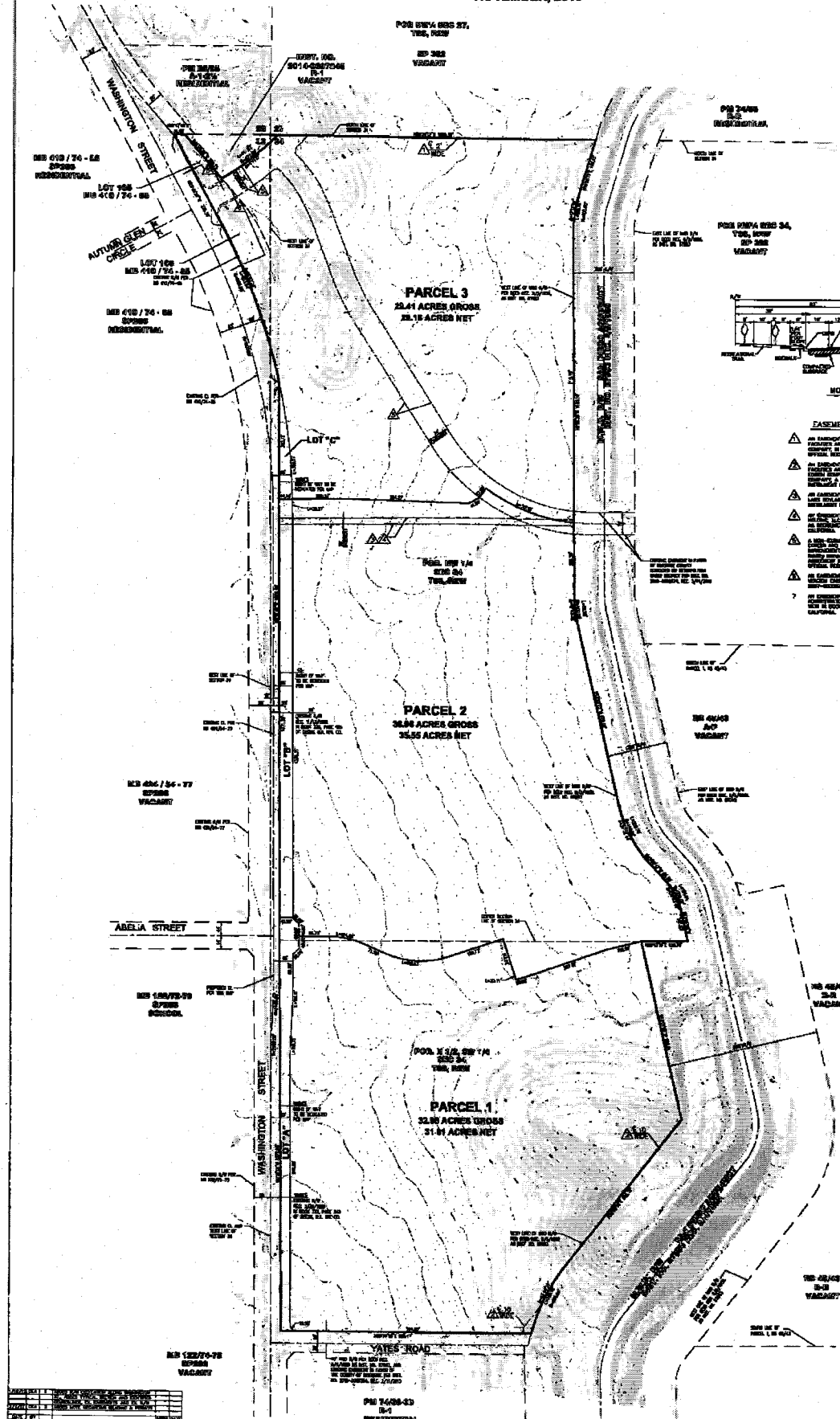
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

TENTATIVE PARCEL MAP NO. 37259

IN THE COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

BEING A SUBDIVISION OF THAT PORTION OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34 IN T. 6 S., R. 2 W., S.B.M., TOGETHER WITH THAT PORTION OF THE NORTH HALF OF SEC. 33, T. 6 S., R. 2 W., S.B.M. LYING NORTHEASTERLY OF THE WASHINGTON STREET RIGHT OF WAY LINE AS SHOWN BY RIVERSIDE COUNTY ROAD AND SURVEY DEPARTMENT MAP NO. 23-A-4, TOGETHER WITH LOTS 148 AND 106 OF TRACT NO. 30668 AS SHOWN BY MAP ON FILE IN BOOK 410, PAGES 74 THROUGH 86, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY AND LYING IN SEC. 33, T. 6 S., R. 2 W., S.B.M.
NOVEMBER, 2016

DATE: 11/16/16
BY: [Signature]
SCALE: 1" = 100'



- EASEMENT NOTES**
- 1. AN EASEMENT FOR UTILITIES OR OTHER PURPOSES SPECIFIED ON UNDERGROUND UTILITIES AND RECORDS, INCLUDING, BUT NOT LIMITED TO, THE POWER, GAS, WATER, TELEPHONE, AND CABLE TV LINES, IS SHOWN ON THIS PARCEL AS IT APPEARS ON RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 - 2. AN EASEMENT FOR UTILITIES OR OTHER PURPOSES SPECIFIED ON UNDERGROUND UTILITIES AND RECORDS, INCLUDING, BUT NOT LIMITED TO, THE POWER, GAS, WATER, TELEPHONE, AND CABLE TV LINES, IS SHOWN ON THIS PARCEL AS IT APPEARS ON RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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OWNER
THE PARTNER LLC
12345 MAIN ST, SUITE 100
RIVERSIDE, CA 92501
TEL: 951-780-1234
FAX: 951-780-5678
WWW.PARTNER.COM

GENERAL NOTES

1. THE AREA SHOWN ON THIS MAP IS BASED ON THE SURVEY DATA PROVIDED BY THE OWNER.
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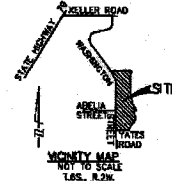
LAND USE
RESIDENTIAL
COMMERCIAL

LTA CODES
M100
M200
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M400
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M1000

SCHOOL DISTRICT
MOUNTAIN VIEW UNIFIED SCHOOL DISTRICT

NOTES

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2	REVISION	11/16/16	[Signature]	[Signature]

PN 3408-43
RIVERSIDE COUNTY

ENGINEER
[Signature]
Professional Engineer No. 34567
RIVERSIDE, CALIFORNIA

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13:34

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to propose a Schedule "I" subdivision. The parcel map will subdivide 98.65 gross acres into 3 parcels. The minimum proposed parcel size will be 29.41 gross acres.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

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

PARCEL MAP Parcel Map #: PM37259

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parce Map No. 37259 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No.37259, Exhibit A dated March 10, 2017

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

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

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 7 MAP - DUST CONTROL RECOMMND

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

10.BS GRADE. 8 MAP - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

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

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 10 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 11 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 12 MAP - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building &

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10. GENERAL CONDITIONS

10.BS GRADE. 12 MAP - SLOPES IN FLOODWAY (cont.) RECOMMND

Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 19 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE RECOMMND

PM37259 is proposing potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 USE - DEH REVIEW RECOMMND

This Department's review of PM37259 did not take into account any actual building or development, only the subdivision of land. This case is related to Planning case TR30837 which have the additional conditions which would apply with actual construction.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Bluebeam Session ID: 040-242-151
Parcel Map 37259 is a proposal for a Schedule I subdivision of a 99-acre site in the French Valley area. The project

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

site is located on the northeast corner of Washington Street and Yates Road. This project is associated with Tract Map 30837, which is a Schedule A residential subdivision for the same site. The approved Tract Map 30837 proposes to construct the residential development and the infrastructure associated with that development. Tract Map 30837 or subsequent development proposal will be responsible for the drainage related issues and the water quality mitigation.

The site receives offsite runoff from a 240-acre watershed to the east. Runoff flows reach the site through 2 concentrated crossings of the San Diego aqueduct. The northerly crossing has a tributary drainage area of 65 acres and the runoff discharges to the west to the residential development for Tract Map 30069. The runoff flows eventually make their way to the westerly side of the Temecula Valley School property. The southerly crossing has a tributary drainage area of 176 acres and discharges to the west on the south side of the Temecula Valley School property. The two streams confluence together just downstream of the school property.

The site drains to four separate outfall locations - one to the north and 3 to the west. The grading of the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Proposed drainage facility inlets near the project boundaries could cause ponding on adjacent properties. Drainage acceptance letter(s) or drainage easement(s) will be required to be obtained from the affected property owner(s) for the release of concentrated/diverted flows and/or ponding conditions. Drainage acceptance letter(s) shall be obtained prior to the release of any permits for the project. Alternatively, the project can be redesigned to eliminate the need for such letters. A copy of the recorded drainage easement shall be submitted to the District for review.

This project site is within the Special Flood Hazard Area for the 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. The site is also within the 100-year floodplain limits for Warm Springs Creek, which is delineated by the flood study by the U.S. Army Corps of

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.) (cont.)

RECOMMND

Engineers dated February 2003 for the County of Riverside and listed in Ordinance 458 Section 5.c. The limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

These floodplains impact the southern portion of the project site. The floodplain must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The map shall be designed to create a buildable site outside of the floodplain for each proposed lot. The floodplain limits shall be delineated on the final recorded map with a note stating, "Floodplain must be kept free of all fill, buildings, and obstructions until flood control facilities have been constructed".

In accordance with Ordinance 458, any proposed grading, encroachment or other modification of these 100-year floodplains will require the applicant to submit a floodplain analysis to revise the floodplain limits with the Board of Supervisors ultimately approving the revised floodplain limits. This floodplain analysis must be submitted to the District's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project.

This will require the preparation and submittal of an extensive hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. Final Building Inspections for lots within the effective Special Flood Hazard Area shall not be issued until all documentation has been prepared for the Board of Supervisors to adopt a resolution to amend the Special Flood Hazard Area.

The site is located within the bounds of the Warm Springs Valley section of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) (cont.) (cont)RECOMMND

the issuance of the grading permits or issuance of the building permits if grading permits are not issued. A notice of drainage fees shall be placed on the environmental constraint sheet that is recorded with the final map.

10.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD RECOMMND

Parcel Map 37259 is within the Special Flood Hazard Area delineated by the flood hazard areas listed in Ordinance 458 Section 5 and shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the issuance of grading/building permits. This will likely require the preparation and submittal of a detailed hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. The District's RCFC Hydraulic Study Requirements can be found <http://rcflood.org> under Program and Services/Development Review.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

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

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10. GENERAL CONDITIONS

10. PLANNING. 7 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the One-Family Dwellings (R-1) zone.

10. PLANNING. 9 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

10. PLANNING. 10 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10. PLANNING. 11 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and

PARCEL MAP Parcel Map #: PM37259

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 12 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 15 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:
Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.
Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not

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10. GENERAL CONDITIONS

10. PLANNING. 15

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

damaged or disturbed The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:
The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment.

Other culturally appropriate treatment.

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

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

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

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

Utilize an open-space or conservation zoning designation or easement. (3)?Record a document with the county in which the property is located. ?The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. ?The document shall be indexed as a notice

PARCEL MAP Parcel Map #: PM37259

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. ?Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 16 MAP - UNANTICIPATED RESOURCES RECOMMND

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

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

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

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

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1

MAP - WATER & SEWER SERVICE

RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

FIRE DEPARTMENT

50.FIRE. 1

MAP-#7-ECS-HAZ FIRE AREA

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.8.

FLOOD RI DEPARTMENT

50.FLOOD RI. 1

MAP SUBMIT ECS & FINAL MAP

RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2

MAP ORD 458 SPEC FLOOD HAZARD

RECOMMND

A portion of the proposed project is in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval for any encroachment or other modification of the 100-year floodplain:

a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the limits of the post-project Special Flood Hazard Area.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

50.FLOOD RI. 4

MAP ADP FEES

RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Warm Springs Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4 MAP ADP FEES (cont.) RECOMMND

in effect at the time of issuance of the actual permit.

50.FLOOD RI. 7 MAP SHOW FLOODPLAIN ECS (TEMP) RECOMMND

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map.

Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Floodplains and watercourses must be kept free of all new buildings and obstructions until flood control facilities have been constructed".

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 20 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the

PARCEL MAP Parcel Map #: PM37259

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

R-1 zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 15 MAP - ECS EXHIBIT RECOMMND

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

50.PLANNING. 16 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. 2 and 3 as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 16 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 18 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

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50. PRIOR TO MAP RECORDATION

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.SURVEY. 2 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Washington Street and so noted on the final map, with the exception of future extension of Abelia Street and Autumn Glen Circle.

TRANS DEPARTMENT

50.TRANS. 2 MAP - R-O-W DEDICATED 1/SUR RECOMMND

Sufficient public street right-of-way along Washington Street shall be dedicated for public use to provide for a 65 foot half-width right-of-way per Standard No. 91, Ordinance 461 (Modified).

50.TRANS. 4 MAP - INTERSECTION/50' TANGENT RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP - NPDES/SWPPP (cont.)

RECOMMND

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

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

60.BS GRADE. 3 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 4 MAP - IMPORT/EXPORT

RECOMMND

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

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

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

Additionally, if the movement of import / export occurs

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP - IMPORT/EXPORT (cont.) RECOMMND

using county roads, review and approval of the haul routes by the Transportation Department may be required.

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

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

60.BS GRADE. 6 MAP - SLOPE STABIL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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

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

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

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 MAP - NOTRD OFFSITE LTR (cont.) RECOMMND

where off site grading is proposed as part of the grading plan.

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

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

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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

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

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

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

60.BS GRADE. 14 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the

PARCEL MAP Parcel Map #: PM37259

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP - SWPPP REVIEW (cont.) RECOMMND

Building and Safety Department Environmental Compliance
Division for review and approval prior to issuance of a
grading permit.

E HEALTH DEPARTMENT

60.E HEALTH. 1 USE - PHASE II ESA REQUIRED RECOMMND

A Phase II Environmental Site Assessment is required to be
performed to evaluate the property for potential impacts
associated with historical applications of sewage sludge.
Contact Riverside County Environmental Health -
Environmental Cleanup Programs at (951) 955-8980, for
further information.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP ADP FEES RECOMMND

Parcel Map 37259 is located within the limits of the
Murrieta Creek/Warm Springs Valley Area Drainage Plan for
which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money
order only to the District at the time of the issuance of
grading permits for the approved parcels or at the time of
issuance of building permits if no grading permits are
issued for the parcels and may be paid, at the option of
the land owner, in pro rata amounts. The amount of the
drainage fee required to be paid shall be the amount that
is in effect for the particular Area Drainage Plan at the
time of issuance of the grading permits or issuance of the
building permits if grading permits are not issued.

60.FLOOD RI. 3 MAP ORD 458 SPEC FLOOD HAZARD RECOMMND

A portion of the proposed project is in a Special Flood
Hazard Area as shown on the Public Flood Hazard
Determination Interactive Map found at <http://rcflood.org>,
therefore, to provide for appropriate future administration
of County Ordinance No. 458 the following items shall be
submitted to the District for review and approval for any
encroachment or other modification of the 100-year
floodplain:

a. A flood study consisting of HEC-RAS calculations, cross

PARCEL MAP Parcel Map #: PM37259

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 MAP ORD 458 SPEC FLOOD HAZARD (cont.) RECOMMND

sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the limits of the post-project Special Flood Hazard Area.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - GRADING/BLDG-REF TR30837 RECOMMND

Any development plans submitted for review that are consistent with the previously approved Tentative Tract Map No. 30837 shall comply with the design and conditions of approval for Tentative Tract Map No. 30837.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

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

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

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

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

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70. PRIOR TO GRADING FINAL INSPECT

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

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP ADP FEES RECOMMND

Parcel Map 37259 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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PARCEL MAP Parcel Map #: PM37259

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - GRADING/BLDG-REF TR30837

RECOMMND

Any development plans submitted for review that are consistent with the previously approved Tentative Tract Map No. 30837 shall comply with the design and conditions of approval for Tentative Tract Map No. 30837.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - GRADING/BLDG-REF TR30837

RECOMMND

Any development plans submitted for review that are consistent with the previously approved Tentative Tract Map No. 30837 shall comply with the design and conditions of approval for Tentative Tract Map No. 30837.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

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

90.TRANS. 2 MAP - R & B B D

RECOMMND

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

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: December 15, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Eastern Municipal Water District (EMWD)

Telephone: Frontier Communications
Cable T.V: Time Warner Cable
Mojave Desert Air Quality Management District

Tentative Parcel Map NO. 37259 - EA: 42977- Applicant: Mission Pacific Land Co -Representative: David Evans and Associates - 3rd Supervisorial District - Southwest Area Plan -Rancho California Zoning Area - Zoning: Residential: One Family Dwellings (R-1) - Location: Easterly of Washington Street, westerly of Patterson Road, southerly of Jean Nicholas Road, and northerly of Yates Road - 98.65 gross acres **REQUEST:** The Parcel Map proposes a Schedule "I" subdivision to create three (3) parcels. The parcels will be a minimum of 29.41 gross acres. APN's: 476-020-013, 476-363-001, 476-363-002 – Concurrent case: TR30837. **BBID: 040-242-151 UPROJ: PM37259**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on January 12, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

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.

Any questions regarding this project should be directed to Deborah Bradford, Project Planner, at (951) 955-6646 or e-mail at dbradfor@rctlma.org / MAILSTOP #: 1070

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

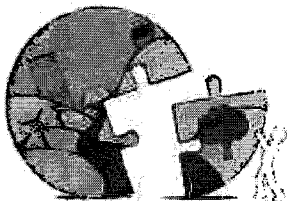
COMMENTS:

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.



RIVERSIDE COUNTY **PLANNING DEPARTMENT**

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|--|
| <input type="checkbox"/> TENTATIVE TRACT MAP
<input type="checkbox"/> REVERSION TO ACREAGE
<input type="checkbox"/> AMENDMENT TO FINAL MAP

<input type="checkbox"/> MINOR CHANGE
<input type="checkbox"/> REVISED MAP | <input checked="" type="checkbox"/> TENTATIVE PARCEL MAP (FINANCE & CONVEYANCE)
<input type="checkbox"/> EXPIRED RECORDABLE MAP
<input type="checkbox"/> VESTING MAP

Original Case No. _____
Original Case No. _____ |
|---|--|

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Mission Pacific Land Company

Contact Person: Jason Keller E-Mail: jkeller@missionpacific.com

Mailing Address: 4100 Newport Place Suite 480
Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (949) 333-6752 Fax No: (949) 483-6752

Engineer/Representative Name: David Evans & Associates

Contact Person: Gavin Powell E-Mail: GPowell@deainc.com

Mailing Address: 41951 Remington Avenue Suite 220
Temecula Street CA 92592
City State ZIP

Daytime Phone No: (951) 294-9300 Fax No: (951) 294-9301

Property Owner Name: FVS Partners, LLC

Contact Person: John Abel E-Mail: jabel@missionpacific.com

Mailing Address: 4100 Newport Place Suite 480

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


Newport Beach Street CA 92660
City 949 State ZIP
Daytime Phone No: (~~951~~) 333-6752 Fax No: (949) 483-6752

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

John K. Abel 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 476-020-013, 476-363-001, 476-363-002

Approximate Gross Acreage: 98 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Yates Road, South of Fields Drive, East of Washington Street, West of MWD Canal.

SUBDIVISION PROPOSAL:

Map Schedule: 1 Minimum Developable Lot Size: 20 ACRES
Number of existing lots: 3 Number of proposed developable lots: 3
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 3 Subdivision Density: 0 dwelling units per acre.

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

If yes, provide Application No(s) TR30837, Change of Zone 6729
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA 38835 EIR No. (if applicable): n/a

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

If yes, indicate the type of report(s) and provide signed copy(ies): Traffic, Biological, Geotechnical

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

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

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

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16

INDEMNIFICATION AGREEMENT

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

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 476-020-013, 476-363-001 and 476-363-002 ("PROPERTY"); and,

WHEREAS, on December 1, 2016, PROPERTY OWNER filed an application for Tentative Parcel Map No. 37259 ("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:
FVS Partners, LLC
Attn: John Abel
4100 Newport Place, Ste. 480
Newport Beach, CA 92660

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.

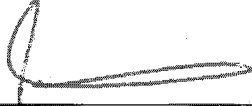
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

Juan Perez
Riverside County TLMA Director/~~Interim Planning Director~~

Dated: 4/27/17

[Signatures continued on following page]

FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE CLASK
DATE: 7/24/17

PROPERTY OWNER:


FVS Partners, LLC, a Delaware Limited Liability Company

By: ESA Stratford Partners, LP, a California Limited Partnership
Its Managing Member

By: ESA Partners, LLC, a Delaware Limited Liability Company
Its General Partner

By: 
John Abel
Its Member

By: Entrepreneurial Properties Corporation,
a Nevada Corporation
Its Member

By: 
Randall C. Luce
Executive Vice President

Dated: April 18, 2017

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 18, 2017 before me, Maryellen LaCasto, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Randall C Luce and John Abel
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Maryellen LaCasto
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: April 18, 2017
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

NOTICE OF PUBLIC HEARING
SCHEDULING REQUEST FORM

DATE SUBMITTED:

TO: Planning Commission Secretary

FROM: Angel Anguiano

(Riverside)

PHONE No.: 951-951-6184

E-Mail: aanguian@rivco.org

SCHEDULE FOR: Directors Hearing Meeting on May 08, 2017

10 - Day Advertisement No Further CEQA Analysis is Required

Tentative Parcel Map No. 37259 – No Further California Environmental Quality Act (CEQA) Analysis Required - Applicant: Mission Pacific Land Co -Representative: David Evans and Associates - 3rd Supervisorial District - Southwest Area Plan -Rancho California Zoning Area - Zoning: Residential: One Family Dwellings (R-1) - Location: Easterly of Washington Street, westerly of Patterson Road, southerly of Jean Nicholas Road, and northerly of Yates Road - 98.65 gross acres **REQUEST:** The Parcel Map proposes a Schedule "I" subdivision to create three (3) parcels. The parcels will be a minimum of 29.41 gross acres. APN's: 476-020-013, 476-363-001, 476-363-002

TYPE OF PROJECT:

- EXTENSION OF TIME
- RECEIVE AND FILE
- HEARING ITEM
- GPIP
- WORKSHOP

SCOPING SESSION

APPEAL

Provide additional labels for staff report mail out to appellants

Revise Agency Labels to include appellants

Provide one set of mailing labels, including surrounding property owners, Non-County Agencies and Interested Parties; and, owner, applicant, and engineer/representative (pre-approved by plan techs - Riverside planners only).

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

Fee Balance: \$474.04 as of 4-18-17

CFG Case # - Fees Paid: \$50.00

Estimated amount of time needed for Public Hearing: 15 minutes (15 min. minimum)

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence)

Principal's signature/initials: _____
Date: _____

NOTICE OF PUBLIC HEARING

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

TENTATIVE PARCEL MAP NO. 37259 – No Further California Environmental Quality Act (CEQA) Analysis Required – Applicant: Mission Pacific Land Co. – Representative: David Evans and Associates – Third Supervisorial District – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) – Rancho California Zoning Area – Zoning: Residential: One Family Dwellings (R-1) – Location: Easterly of Washington Street, westerly of Patterson Road, southerly of Jean Nicholas Road, and northerly of Yates Road – 98.65 gross acres – **REQUEST:** The Parcel Map proposes a Schedule "I" Subdivision to create three (3) parcels. The parcels will be a minimum of 29.41 gross acres. Project Planner: Angel Anguiano at (951) 955-6184 or email at aanguian@rivco.org.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **MAY 8, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Angel Anguiano at 951-955-6184 or email aanguian@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA), no further CEQA analysis is required. The Planning Director will consider the proposed application at the public hearing.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/2/2017

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers Pm 37259 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

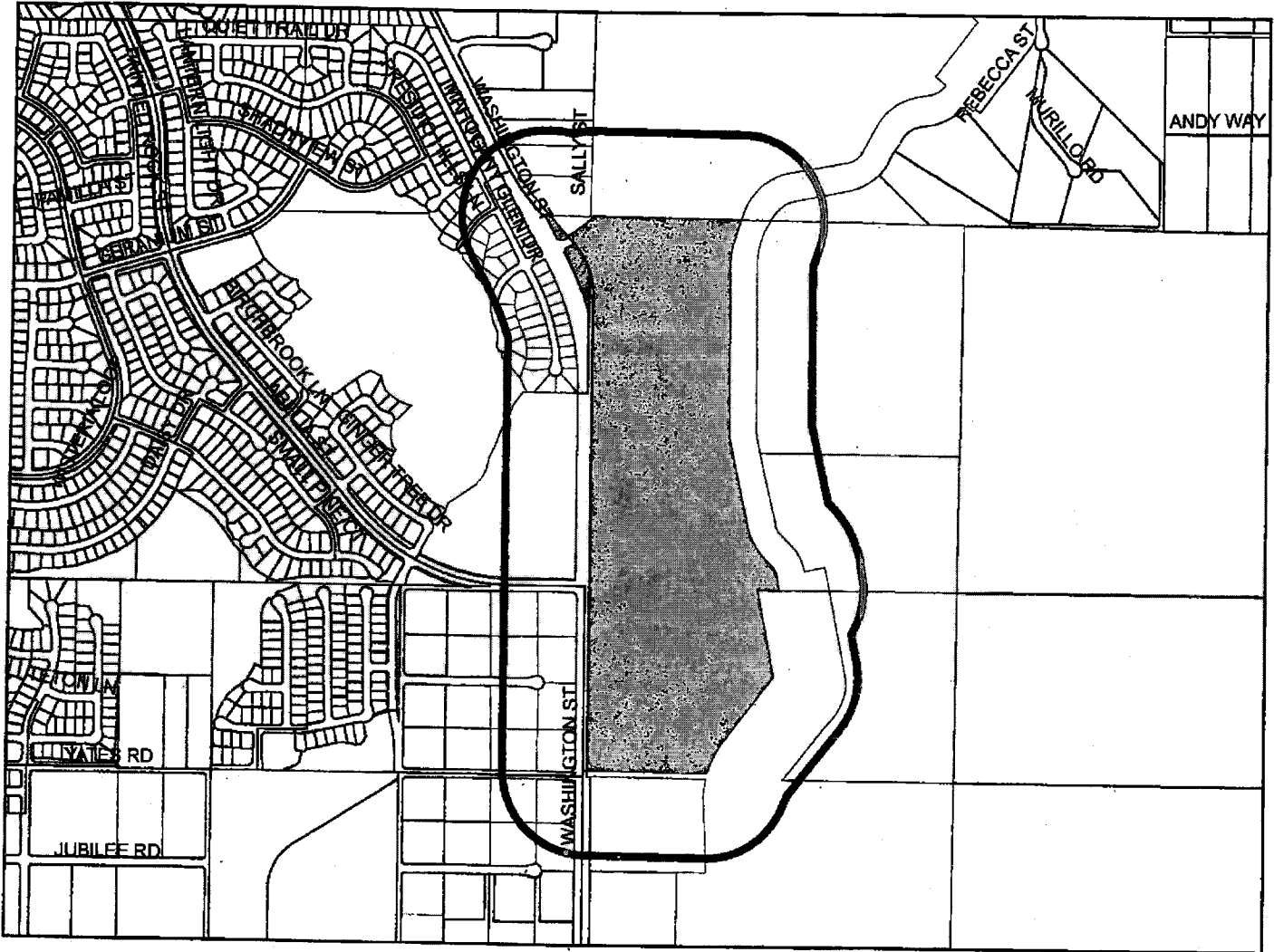
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PM 37259 (600 feet buffer)



Selected Parcels

476-361-010	476-360-003	476-361-029	476-360-002	476-361-032	476-361-018	476-361-022	476-361-027	476-361-028	476-362-001
472-210-002	476-350-020	476-361-009	476-360-004	476-361-014	476-020-013	476-363-001	476-363-002	476-361-013	476-351-005
476-362-009	476-090-014	476-361-016	476-351-003	476-351-013	476-351-014	476-360-005	476-361-030	476-361-003	476-362-004
476-361-025	476-362-005	476-361-012	476-360-006	476-090-015	476-360-008	476-362-003	476-361-004	476-362-006	476-360-007
472-180-002	472-200-001	472-210-004	476-361-011	476-362-002	476-361-015	472-180-001	472-200-002	476-351-001	476-090-013
476-362-007	476-350-021	476-361-007	476-361-031	472-180-009	476-361-026	476-360-001	476-361-008	476-362-008	476-361-005
476-361-002	476-361-001	476-020-011	476-270-019	476-270-020	476-270-021	476-270-022	476-270-027	476-270-028	476-270-029
476-270-030	476-300-005	476-300-006	476-300-007	476-300-008	476-361-019	476-361-006	476-351-004	476-351-002	476-020-009
476-020-012	476-020-014	476-361-017	472-200-003	472-210-001	476-350-019				



1,000 500 0 1,000 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: 472180009, APN: 472180009
DEBORAH GUTIERREZ, ETAL
34990 REBECCA ST
WINCHESTER CA 92596

ASMT: 476090013, APN: 476090013
JANET STOCKTON, ETAL
34835 SALLY ST
WINCHESTER, CA. 92596

ASMT: 472200002, APN: 472200002
REGENT FRENCH VALLEY
C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

ASMT: 476090014, APN: 476090014
PENNY BOTTOMLY, ETAL
34878 WASHINGTON ST
WINCHESTER, CA. 92596

ASMT: 472210001, APN: 472210001
WESTERN RIVERSIDE COUNTY REG CON AUT
P O BOX 1667
RIVERSIDE CA 92502

ASMT: 476090015, APN: 476090015
CRISTINA AVILA, ETAL
34925 WASHINGTON ST
WINCHESTER, CA. 92596

ASMT: 472210002, APN: 472210002
COMMUNITY INV
4343 MARKET ST
RIVERSIDE CA 92501

ASMT: 476300008, APN: 476300008
TEMECULA VALLEY UNIFIED SCHOOL DIST
31350 RANCHO VISTA RD
TEMECULA CA 92592

ASMT: 472210004, APN: 472210004
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 476350019, APN: 476350019
DARREN MOON, ETAL
35232 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476020012, APN: 476020012
PARK DIST, ETAL
P O BOX 907
SAN JACINTO CA 92581

ASMT: 476350020, APN: 476350020
CURRINDA STEWARD
35244 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476020014, APN: 476020014
PARK DIST, ETAL
901 W ESPLANADE AVE
SAN JACINTO CA 92581

ASMT: 476350021, APN: 476350021
JULIE MUMM, ETAL
35256 MAHOGANY GLEN DR
WINCHESTER, CA. 92596



ASMT: 476351001, APN: 476351001
RICHARD LEABOW
1204 HARBOR TOWN PL
ROCK HILL SC 29730

ASMT: 476360001, APN: 476360001
LINDSEY WORKMAN, ETAL
35268 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476351002, APN: 476351002
KATHERINE BACA, ETAL
32848 TULIP RANCH CIR
WINCHESTER, CA. 92596

ASMT: 476360002, APN: 476360002
JIHAN ALI, ETAL
35280 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476351003, APN: 476351003
MARIA NOTARO, ETAL
32841 BUTTERFLY CIR
WINCHESTER, CA. 92596

ASMT: 476360003, APN: 476360003
JENNIFER DUKE, ETAL
35292 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476351004, APN: 476351004
ROXANNE KELEMEN, ETAL
32829 BUTTERFLY CIR
WINCHESTER, CA. 92596

ASMT: 476360004, APN: 476360004
ERALYN BRAND, ETAL
35304 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476351005, APN: 476351005
GLYNESS ELLIS
32817 BUTTERFLY CIR
WINCHESTER, CA. 92596

ASMT: 476360005, APN: 476360005
CHANEL NAVARRO, ETAL
35316 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476351013, APN: 476351013
SHERRIE DOMBROWSKI, ETAL
32812 TULIP RANCH CIR
WINCHESTER, CA. 92596

ASMT: 476360006, APN: 476360006
MARTHA DELAROSA, ETAL
35328 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476351014, APN: 476351014
KARYN MCIVOR, ETAL
32824 TULIP RANCH CIR
WINCHESTER, CA. 92596

ASMT: 476360007, APN: 476360007
AMBER NEWMAN, ETAL
35340 MAHOGANY GLEN DR
WINCHESTER, CA. 92596



ASMT: 476360008, APN: 476360008
MARK GRASSO
35352 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476361007, APN: 476361007
CAROLITA FRANCIA, ETAL
35436 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476361001, APN: 476361001
NABILA ZAIDI, ETAL
35364 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476361008, APN: 476361008
GENEVIEVE SCLAWY, ETAL
35448 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476361002, APN: 476361002
LORELEI CLEVINGER, ETAL
35376 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476361009, APN: 476361009
DAVID DENSON
35460 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476361003, APN: 476361003
ANGIE KUBEL, ETAL
35388 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476361010, APN: 476361010
RUTH CRUZ, ETAL
PO BOX 892384
TEMECULA CA 92589

ASMT: 476361004, APN: 476361004
MELODDIE BROOKS, ETAL
35400 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476361011, APN: 476361011
NICHOLAS MORELLO
P O BOX 9000
HOMELAND CA 92548

ASMT: 476361005, APN: 476361005
SHAWN WIGGLESWORTH
35412 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476361012, APN: 476361012
ALMA GLAZNER, ETAL
35496 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476361006, APN: 476361006
THERESE GHANAYEM WARAH
35424 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476361013, APN: 476361013
PATRICIA CONN, ETAL
35499 MAHOGANY GLEN DR
WINCHESTER, CA. 92596



ASMT: 476361014, APN: 476361014
SONYA ESTEVEZ, ETAL
35487 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476361029, APN: 476361029
CARRIE LOCKHART, ETAL
35403 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476361015, APN: 476361015
ARLENE NICOLAS, ETAL
35475 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476361030, APN: 476361030
ALEXANDRA BARRERA, ETAL
35379 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476361016, APN: 476361016
KAREN HOWARTH, ETAL
35463 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476361031, APN: 476361031
NORMA RAMIREZ, ETAL
35356 AUTUMN GLEN CIR
WINCHESTER, CA. 92596

ASMT: 476361017, APN: 476361017
LEVI MATEO, ETAL
35439 MAHOGANY GLEN DR
WINCHESTER CA 92596

ASMT: 476361032, APN: 476361032
AMALIA ROWDEN, ETAL
35380 AUTUMN GLEN CIR
WINCHESTER, CA. 92596

ASMT: 476361019, APN: 476361019
ROBERTA KNIGHTEN, ETAL
35415 MAHOGANY GLEN CIR
WINCHESTER, CA. 92596

ASMT: 476362001, APN: 476362001
BROOKFIELD 30069
C/O RICHARD A CUOCO
3090 BRISTOL ST STE 300
COSTA MESA CA 92626

ASMT: 476361025, APN: 476361025
PATRICIA VOTH, ETAL
35392 AUTUMN GLEN CIR
WINCHESTER, CA. 92596

ASMT: 476362002, APN: 476362002
KIMBERLY SOTO, ETAL
35347 AUTUMN GLEN CIR
WINCHESTER, CA. 92596

ASMT: 476361026, APN: 476361026
SANDRA SPALLINO
35404 AUTUMN GLEN CIR
WINCHESTER CA 92596

ASMT: 476362003, APN: 476362003
ANGELICA ROMERO, ETAL
35335 AUTUMN GLEN CIR
WINCHESTER, CA. 92596



ASMT: 476362004, APN: 476362004
JENNIFER HOFFMAN
35331 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476362005, APN: 476362005
CHANDRA WARFIELD, ETAL
35319 MAHOGANY GLEN DR
WINCHESTER, CA. 92596

ASMT: 476362006, APN: 476362006
ANN JASS, ETAL
32839 TULIP RANCH CIR
WINCHESTER, CA. 92596

ASMT: 476362007, APN: 476362007
LAURA DARNELL, ETAL
32827 TULIP RANCH CIR
WINCHESTER, CA. 92596

ASMT: 476362008, APN: 476362008
MYCHELLE MANRIQUEZ, ETAL
32815 TULIP RANCH CIR
WINCHESTER, CA. 92596

ASMT: 476362009, APN: 476362009
KERRI TROWBRIDGE, ETAL
32805 TULIP RANCH CIR
WINCHESTER, CA. 92596

ASMT: 476363002, APN: 476363002
FVS PARTNERS
4100 NEWPORT PL STE 400
NEWPORT BEACH CA 92660



ATTN: Maryann Cassaday
AT&T
3939 E. Coronado, 2nd Floor
Anaheim, CA 92807

CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 726
San Bernardino, CA 92401-1400

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of California,
Riverside
Riverside, CA 92521-0418

Friends of Riverside Hill
P.O. Box 5165
Riverside, CA 92517-5165

ATTN: Ken Gutierrez, Planning Director
or Diane Jenkins, Principal Planner
Planning Department, City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

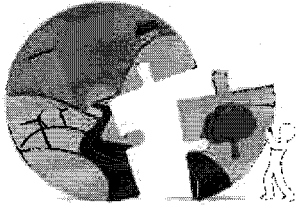
Reche Canyon
Property Owners' Assoc.
Route 1, Box 393
Colton, CA 92324

ATTN: Michael Adackapara
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

Riverside Highland Water Company
1450 E. Washington St.
Colton, CA 92324-4604

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach P.E.
Assistant TLMA Director

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

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

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.

Parcel Map No. 37259

Project Title/Case Numbers

Angel Anguiano

County Contact Person

951-955-6184

Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Mission Pacific Land Co. Attn. Jason Keller

Project Applicant

4100 Newport PL STE 480 Newport Beach, CA 92660

Address

The project site is located north of Yates Road, south of Fields Road, east of Washington Street, and west of MWD Canal

Project Location

The Parcel Map a Schedule "I" map to subdivide 98.65 gross acres into 3 parcels with a minimum lot size of 29.41 gross acres.

Project Description

This is to advise that the Riverside County Planning Development, as the lead agency and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. The proposed Tentative Parcel Map would not result in any direct improvements or physical impacts on its own. Additionally, all impacts related to the ultimate development of the site were addressed by Environmental Assessment No. 38835
2. An Initial Study and Mitigated Negative Declaration was prepared for EA38835, the project pursuant to the provisions of the California Environmental Quality Act (\$1250.00+\$64.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the No Further Analysis is Required, 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

05-10-17

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42977 ZCFG 06347

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * T0410223

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

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

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

Received from: GARRETT HOLDINGS, LLC \$1,250.00
paid by: CK 4772
EA 38835
paid towards: CFG02267 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Jul 02, 2004 15:00
ONERO posting date Jul 02, 2004

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,250.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1614394

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

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

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

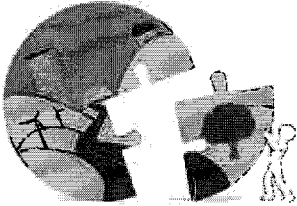
Received from: MISSION PACIFIC LAND CO \$50.00
paid by: VI 711092
paid towards: CFG06347 CALIF FISH & GAME: DOC FEE
EA42977
at parcel #:
appl type: CFG3

By _____ Dec 01, 2016 15:26
MGARDNER posting date Dec 01, 2016

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

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

Additional info at www.rctlma.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach P.E.
Assistant TLMA Director

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P.O. Box 3044
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