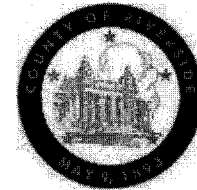


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM  
1.2  
(ID # 6607)

MEETING DATE:

Tuesday, April 10, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37258 – CEQA EXEMPT - Applicant: Sister Leticia Salazar – Engineer/Representative: Larry Dutton – Third Supervisorial District –Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG) (10 Arce Minimum) – Location: Northerly of Camino Del Vino, southerly of Monte de Oro, easterly of Camino Del Vino, and westerly of De Portola Road – 42.67 Acres - Zoning: Wine Country - Winery (WC-W) - REQUEST: Receive and file the Assistant TLMA Director's approval of Parcel Map No. 37258, which is a Schedule "H" subdivision that subdivides 42.67 acres into two (2) residential parcels with parcel #1 being 15.03 acres and parcel #2 being 27.64 acres. APN: 941-290-001. [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 February 26, 2018.

The Planning Department recommended Approval; and,  
THE ASSISTANT TLMA DIRECTOR:

Continued on page 2

**ACTION: Consent**

Charissa Leach, Assistant TLMA Director 4/2/2018

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, 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: April 10, 2018  
xc: Planning, Applicant

Kedia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

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

**FOUND** the project **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15315 based on the findings and conclusions incorporated in the staff report; and,

**APPROVED TENTATIVE PARCEL MAP NO. 37258**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

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

**BACKGROUND:**

**Summary**

Parcel Map No. 37258 is a Schedule "H" subdivision and subdivides 42.67 acres into two (2) residential parcels. Parcel #1 will be 15.03 acres and parcel #2 will be 27.64 acres. The project site is located Northerly of Camino Del Vino, southerly of Monte de Oro, easterly of Camino Del Vino, and westerly of De Portola Road.

Parcel Map No. 37258 was heard at the February 26, 2018, Director's Hearing. There were no comments from the public. After closing the public hearing, the Hearing Officer found the project exempt from CEQA and approved Parcel Map No. 37258.

**Board Action**

The Assistant TLMA's Director's decision is final unless the decision is appealed by the land divider or any interested party. The appeal and applicable fee shall be filed with the Planning Department within 10 days after the Hearing Officer's decision appears on the Board's agenda.

**Impact on Residents and Businesses**

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

**SUPPLEMENTAL**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. **DIRECTOR'S HEARING MINUTES**
- B. **DIRECTOR'S HEARING STAFF REPORT**

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

*Scott Bruckner*  
Scott Bruckner 4/2/2018



**DIRECTOR'S HEARING  
SPECIAL MEETING  
REPORT OF ACTIONS  
FEBRUARY 26, 2018**

**1.0 CONSENT CALENDAR:**

**NONE**

**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 PLOT PLAN NO. 26173 – Intent to Adopt a Mitigated Negative Declaration – EA42984 – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions – First Supervisorial District – Mead Valley Area Plan – North Perris Zoning Area – General Plan: Community Development: Business Park (CD-BP)(0.25-0.60 FAR) – Zoning: Industrial Park (I-P) – Manufacturing Service Commercial (M-SC) – Location: Southwesterly corner of Harvill Avenue and Rider Street, and northerly of Placentia Street – 21.44 Acres – **REQUEST:** A Plot Plan to construct a 423,665 sq. ft. warehouse – distribution facility. 10,000 sq. ft. of that will be office, with the remaining 413,665 sq. ft. as warehouse use. Project Planner: Brett Dawson at (951) 955-0972 or e-mail at [bdawson@rivco.org](mailto:bdawson@rivco.org).**

**Staff Report Recommendation:**

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 42984; and

**APPROVE** Plot Plan No. 26173.

**Staff's Recommendation:**

**ADOPTION** of a Mitigated Negative Declaration for Environmental Assessment No. 42984; and

**APPROVAL** of Plot Plan No. 26173.

**Planning Director's Actions:**

**CONTINUED** to April 9, 2018.

**3.2 TENTATIVE PARCEL MAP NO. 37258 – Exempt from the California Environmental Quality Act (CEQA), Section 15315 – EA43019 – Applicant: Sister Leticia Salazar – Engineer/Representative: Larry Dutton – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG) (10 Arce Minimum) – Location: Northerly of Camino Del Vino, southerly of Monte de Oro, easterly of Camino Del Vino, and westerly of De Portola Road – 42.67 Acres – Zoning: Wine Country- Winery (WC-W) – **REQUEST:** The Tentative Parcel Map is a Schedule 'H' subdivision of 42.67 acres into two (2) residential parcels with parcel one (1) being 15.03 acres and parcel two (2) being 27.64 acres. Project Planner: Dionne Harris at (951) 955-6836 or e-mail at [dharris@rivco.org](mailto:dharris@rivco.org).**

**Staff Report Recommendation:**

**FIND** the project exempt from the California Environmental Quality Act (CEQA); and

**APPROVE** Tentative Parcel Map No. 37258.

**Staff's Recommendation:**

**FINDING** the project exempt from the California Environmental Quality Act (CEQA); and

**APPROVAL** of Tentative Parcel Map No. 37258.

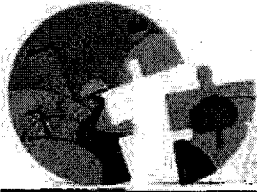
**Planning Director's Actions:**

**FOUND** the project exempt from the California Environmental Quality Act (CEQA); and

**APPROVED** Tentative Parcel Map No. 37258, subject to the conditions of approval.

**4.0 PUBLIC COMMENTS:**





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.:

**3.2**

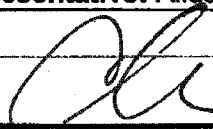
Choose an item. February 26, 2018

**PROPOSED PROJECT**

**Case Number(s):** TENTATIVE PARCEL MAP NO. 37258  
**CEQA Exempt** Section 15315  
**Area Plan:** Southwest  
**Zoning Area/District:** Rancho California Area  
**Supervisory District:** Third District  
**Project Planner:** Dionne Harris  
**Project APN(s):** 941-290-001

**Applicant(s):** Sisters of the Company of Mary our Lady

**Representative:** Alidade Engineering

  
 Charissa Leach, P.E.  
 Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**TENTATIVE PARCEL MAP NO. 37258** is a Schedule "H" subdivision. The parcel map will subdivide 42.67 acres into two (2) residential parcels with parcel one at 15.03 acres and parcel two at 27.64 acres.

The project site is located Northerly of Camino Del Vino, southerly of Monte de Oro, easterly of Camino Del Vino, and westerly of De Portola Road, within the Southwest Area Plan.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE ASSISTANT TLMA DIRECTOR TAKE THE FOLLOWING ACTIONS:**

**FIND** the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions), based on the findings and conclusions incorporated in the staff report; and,

**APPROVE TENTATIVE PARCEL MAP NO. 37258**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture (AG) (10 acre minimum)
Proposed General Plan Land Use Designation:	N/A

Policy / Overlay Area:	Temecula Valley Wine Country Policy Area - Winery District
Surrounding General Plan Land Uses	
North:	Agriculture (AG) (10 acre minimum)
East:	Rural Residential
South:	Agriculture (AG) (10 acre minimum)
West:	Rural Residential
Existing Zoning Classification:	Wine Country- Winery (WC-W)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Citrus/ Vineyard (C/V) (10 acre minimum)
East:	Residential Agriculture (R-A) (2 ½ acre minimum)
South:	Citrus/ Vineyard (C/V) and Wine Country- Winery Existing (WC-WE)
West:	Citrus/ Vineyard (C/V)
Existing Use:	Convent, Preschool and Retreat
Surrounding Uses	
North:	Single Family Residential
South:	Winery and vineyards
East:	Single Family Residential
West:	Single Family Residential and vacant land

**Project Site Details:**

Item	Value	Min./Max. Development Standard
Project Site (Acres):	42.67	
Existing Building Area (SQFT):	34,799	
Proposed Building Area (SQFT):	N/A	
Building Height (FT):	30 feet	
Proposed Minimum Lot Size:	15.03	
Total Proposed Number of Lots:	2	
Map Schedule:	H	

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 149 and 152
Recreation and Parks District:	N/A
Special Flood Hazard Zone:	No
Area Drainage Plan:	No

Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Subsidence Potential Classified as Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate
Mount Palomar Observatory Lighting Zone:	Yes – Within Zone "A"
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes– Within the Fee Area
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

Public Use Permit No. 711 was approved for the subject site on April 23, 1991 and permits a 34,799 square foot convent, preschool and retreat. The proposed project's parcel one is consistent with the Wine Country-Winery (WC-W). More specifically, as outlined in the Wine Country-Winery (WC-W) zoning classification, pursuant to Ord. No. 348 section 14.93.A, the minimum lot size shall be 10 gross acres and parcel one is 15.03 gross acres. The lot width and depth must be an average minimum of 200 feet. Parcel one's average width is 443.02 feet and the average depth is 596.38. The existing convent, preschool and retreat on parcel one is consistent with the development standards of the Wine Country-Winery (WC-W).

Pursuant to Ord. No. 348 section 14.93.A.4, the minimum front setback for buildings and structures shall be 50 feet, the minimum side setback is 30 feet and the minimum rear setback is 30 feet. The existing convent, preschool and retreat within parcel one, the front setback is 479.79, the side setback is 82 feet and the rear setback is 89 feet making the existing buildings consistent with the Wine Country-Winery (WC-W). After the land division, the existing convent, preschool and retreat will continue operating on-site in accordance with Public Use Permit No. 711.

The subject property for Parcel Map No. 37258 was included in Change of Zone No. 7929 which was the County of Riverside's Consistency Zoning Program for Winery Country Winery District. Change of Zone No. 7929 was recommended for approval by the Planning Commission on September 20, 2017 and approved by the Board of Supervisors on December 5, 2017.

#### *Tribal Consultation (AB 52)*

During the initial review stage of this project, it was anticipated that a Negative Declaration pursuant to CEQA would be prepared. As a result, and pursuant to AB 52, notices regarding this project were sent to all requesting Tribes on May 2, 2017. AB 52 provides for a 30-day period in which all noticed Tribes may request consultation regarding the proposed project. During that 30-day period it was determined that the project was exempt from CEQA based on State CEQA Guidelines Section 15315. If a project is exempt from CEQA, AB52 consultation is not required. Additionally, no tribe requested consultation.

### **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

Environmental review of the proposed project determined that no significant environmental impacts would occur due to project implementation. The project has been determined to be categorically exempt from CEQA per section 15315 (Minor Land Divisions). A project is exempt pursuant to 15315 if it consists of: the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Examples of this exemption include but not limited to, "areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning."

- a. The exemption entails four or fewer parcels which applies because the proposed parcel map is one 42.67 acre lot, splitting into two lots, parcel one 15.03 acres and parcel two 27.64 acres. The 15315 exemption also states the division of property zoned for residential and the Wine County-Winery (WCW) Zoning Classification is zoned for residential uses by right, pursuant to Ord. No. 348, section 14.92 A.
- b. The proposed map is in conformance with the General Plan because the Agriculture Land Use Designation requires one single-family residence allowed per 10 acres. Parcel one is 15.03 acres and parcel two 27.64 acres, which is consistent with the General Plan and Land Use Designation. The proposed map is consistent with the Wine Country-Winery (WCW) Zoning Classification because requires the minimum lot size for subdivisions shall be 10 gross acres. The project is accessible from De Portola Road. Accordingly, no exception to Section 15315 exemption applies.

Therefore, the design of the proposed map will result in no environmental damage, that no fish, or wildlife or their habitat will be damaged, and that no serious public health problems will be caused as a result of this land division or types of improvements proposed.

### FINDINGS AND CONCLUSIONS

**In order for the County to approve the proposed project, the following findings are required to be made:**

Tentative Parcel Map No. 37258 is a Schedule "H" subdivision to divide 42.67-acres into two lots. The findings required to approve the proposed parcel map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, applicable community and specific plans based on the following:
  - a. The project site is designated Agriculture: Agriculture (AG) (10 Arce Minimum) on the Southwest Area Plan and development within this area is encouraged to be one single- family residence allowed per 10 acres. The Land Use Designation encourages agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.
  - b. The proposed subdivision will result in one lot of 15.03 aces and the second lot of 27.64 acres with a density of one unit per every 10 acres which is consistent with the Agriculture land use designation which encourages one residence per 10 acres. Additionally, the site is currently developed on the proposed 15.03 acres parcel with a convent, preschool and retreat facility and no new construction is proposed as a part of this entitlement.
  - c. The project site is also located within the Winery District of the Temecula Valley Wine Country Policy Area. The proposed project does not conflict with this Policy Areas objectives. Specifically, policy SWAP 1.5 of the Temecula Valley Wine Country Policy Area, requires a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (March 11, 2014) regardless of the underlying land use designation except in the Wine Country – Residential District where a density of five (5) acres minimum shall apply. The project is not in the within the Wine Country – Residential District requiring a minimum of 5 five acres per residence. In regards to the Winery District Policy Area, commercial development within the Temecula Valley Wine Country Policy Area, policy SWAP 1.1, requires boundary changes to the Temecula Valley Wine Country Policy Area to be subject to the Foundation Component Amendment process unless county-initiated amendment in the Wine Country – Winery (WC-W) Zone.
1. The Project site is surrounded by properties that are designated Agriculture: Agriculture (AG: AG) (10 acre minimum) to the north, to the Rural: Rural Residential (R: RR) (5 acre minimum) to the east, to the Rural: Rural Residential (R: RR) (5 acre minimum) to the west and Agriculture: Agriculture (AG: AG) (10 acre minimum) to the south.
2. The site is surrounded by vacant land to the north, single family residences and vacant land to the east and west and a winery with vineyards to the south of the subject property.

The project site is surrounded by properties which are zoned Citrus/ Vineyard (C/V) (10 acre minimum) to the north, Residential Agriculture (R-A) (2 ½ acre minimum) to the east, Citrus/

Vineyard (CV) and Wine Country- Winery Existing (WC-WE) to the west and Citrus/ Vineyard (CV) (10 acre minimum) to the south.

3. The zoning Classification for the project site is Wine Country- Winery (WC-W).
4. The proposed map is consistent with the site's WC-W Zone development standards based on the following:

The WC-W Zone requires lots to be no less than 10 – acres in size, a minimum average lot width of 200 feet and a minimum lot depth of 200 feet. The proposed subdivision divides 42.67 acres into two parcels – one parcel will be 15.03 acres and the other parcel will be 27.64 acres. The parcel with approximately 14 acres has a lot width of 488.40 and lot depth of 1,558 The parcel with approximately 26 acres has a lot width of 649.04 and a lot depth of 1417.31. Therefore, the parcels resulting from the proposed land division comply with the WC-W Zone.

5. Through project design and conditions of approval, the proposed parcel map complies with the Schedule "H" requirements set forth in Ordinance No. 460 based on the following:
  - a. For proposed streets, improvements are not required for parcels greater than 5 gross acres. The proposed tentative parcel map is not proposing new streets for this minor lot division. The existing frontage road De Portola Road has already been improved at the required width of 110 feet.
  - b. The existing frontage road 'De Portola Road' has already been improved at the required width of 110 feet. The tentative parcel map is not proposing any new roads or maintenance.
  - c. The existing frontage road 'De Portola Road' has already been improved at the required width of 110 feet. The tentative parcel map will not change the grade, alignment, or drainage of the existing road.
  - d. The existing access road 'De Portola Road' has already been designed and constructed to the requirements as stated in sections A.1.a. and A.1.b.
6. The proposed project meets all the requirement of Ordinance No. 460 Section 7.1 as stated below:
  - a. The proposed land division of a 42.67-acre site into two single-family residential lots and design and improvements of the proposed map are consistent with the General Plan in that the Land Use Designation of Agriculture: Agriculture (AG) encourages a density of 1 dwelling unit per every 10 acres and the proposed subdivision will have an overall density of 1 dwelling unit per 10 acres. There is no applicable Specific Plan.
  - b. The design of the proposed subdivision is in compliance with the development standards for lots located in the WC-W zoning classification in terms of shape and size. The lots proposed will be consistent with the development pattern in the project vicinity and the right-of-way improvements are consistent with the County of Riverside's road standards. The proposed project complies with this requirement.

- c. The site of the proposed land division is physically suitable for the proposed type of development and the density of the development. The subdivision will be dividing a 42.67-acre site into two single-family residential lots. The lot sizes allow for plenty of area for the required setbacks and is suitable for development given the varied topography of the site. The overall density will result in one dwelling unit per every 10 acres and is compatible with the existing and planned surrounding land uses which consists of Rural: Rural Residential Development land use designations which encourages detached single family residences on large parcels of 5 acres. The proposed subdivision will not result in an increase in density than what is allowed per the General Plan.
  - d. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed project is not located within an existing Criteria Cell group for the Western Riverside County Multiple Species Conservation Plan, and as such is not required to dedicate a portion of the project site for dedication purposes.
  - e. Two public utility easements and Rancho California Water District right-of-way easement currently exist on the project site. The design of the tentative parcel map will not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision.
  - f. The design of the proposed land division will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because the proposed land division gains access from the frontage of De Portola Road.
  - g. The land division is located within a Moderate Fire Hazard Area. Emergency vehicles can easily access the project site from De Portola Road. The project site is not located within a fault zone, or within a ½ mile of a fault, there is no potential for liquefaction and is not located in a subsidence area. Therefore, health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.
7. This land division is located within a CAL FIRE state responsibility area and a moderate severity zone.
- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
  - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. The Fire Station that will service the proposed map will is located at Glen Oaks Road.

- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access with a width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists. The project meets these requirements by providing primary access on De Portola Road which is a 110 foot width. There is adequate accessibility to the project site for all emergency service vehicles.
8. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. (COA 60. PLANNING. 5)

#### **PUBLIC HEARING NOTIFICATION AND OUTREACH**

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication or phone calls either in support or opposition to the proposed project.

#### **APPEAL INFORMATION**

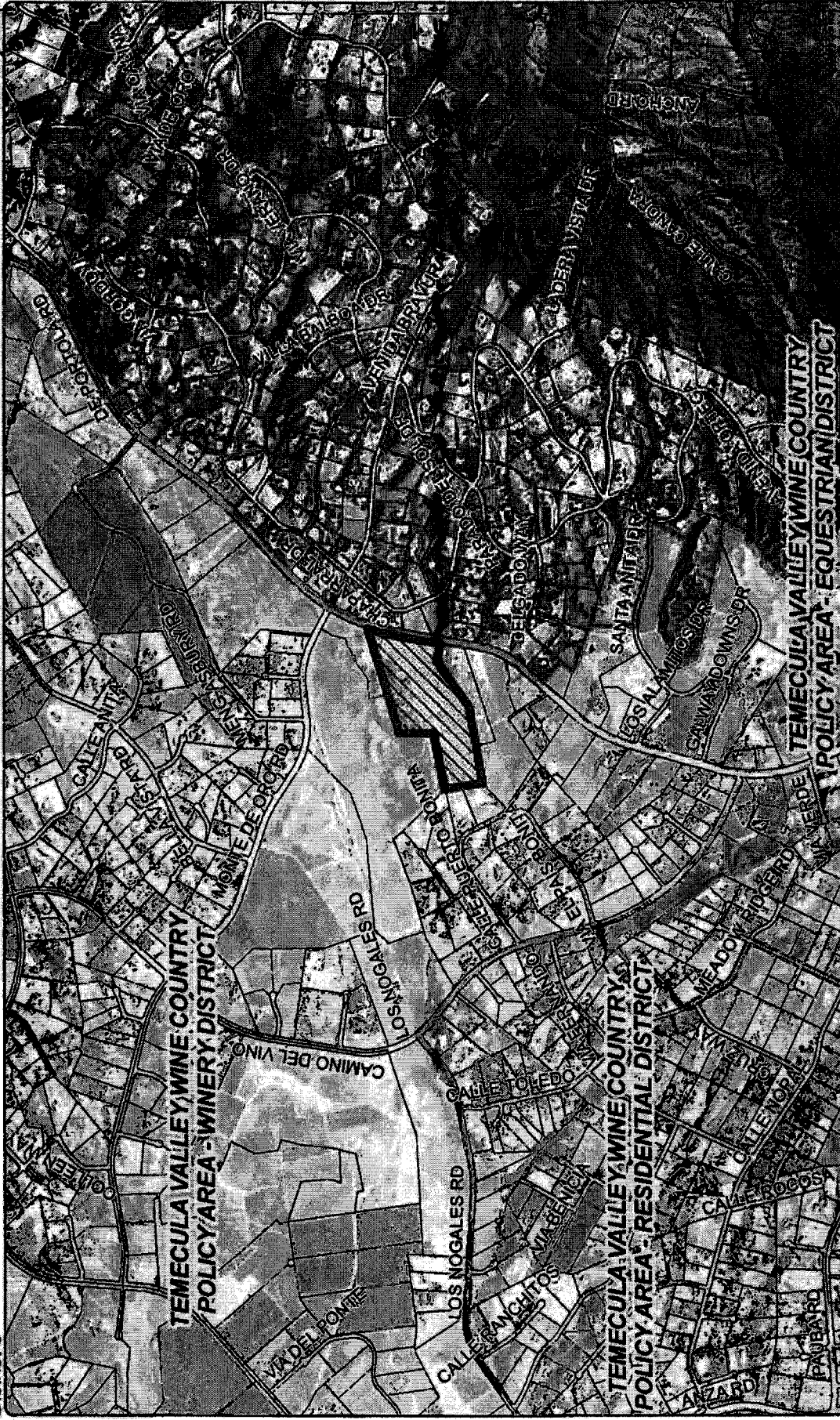
The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted to the Clerk of the Board within 10 days of the notice of decision being mailed. .



**RIVERSIDE COUNTY PLANNING DEPARTMENT  
PM37258  
VICINITY/POLICY AREAS**

Supervisor: Washington  
District 3

Date Drawn: 02/25/2018  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



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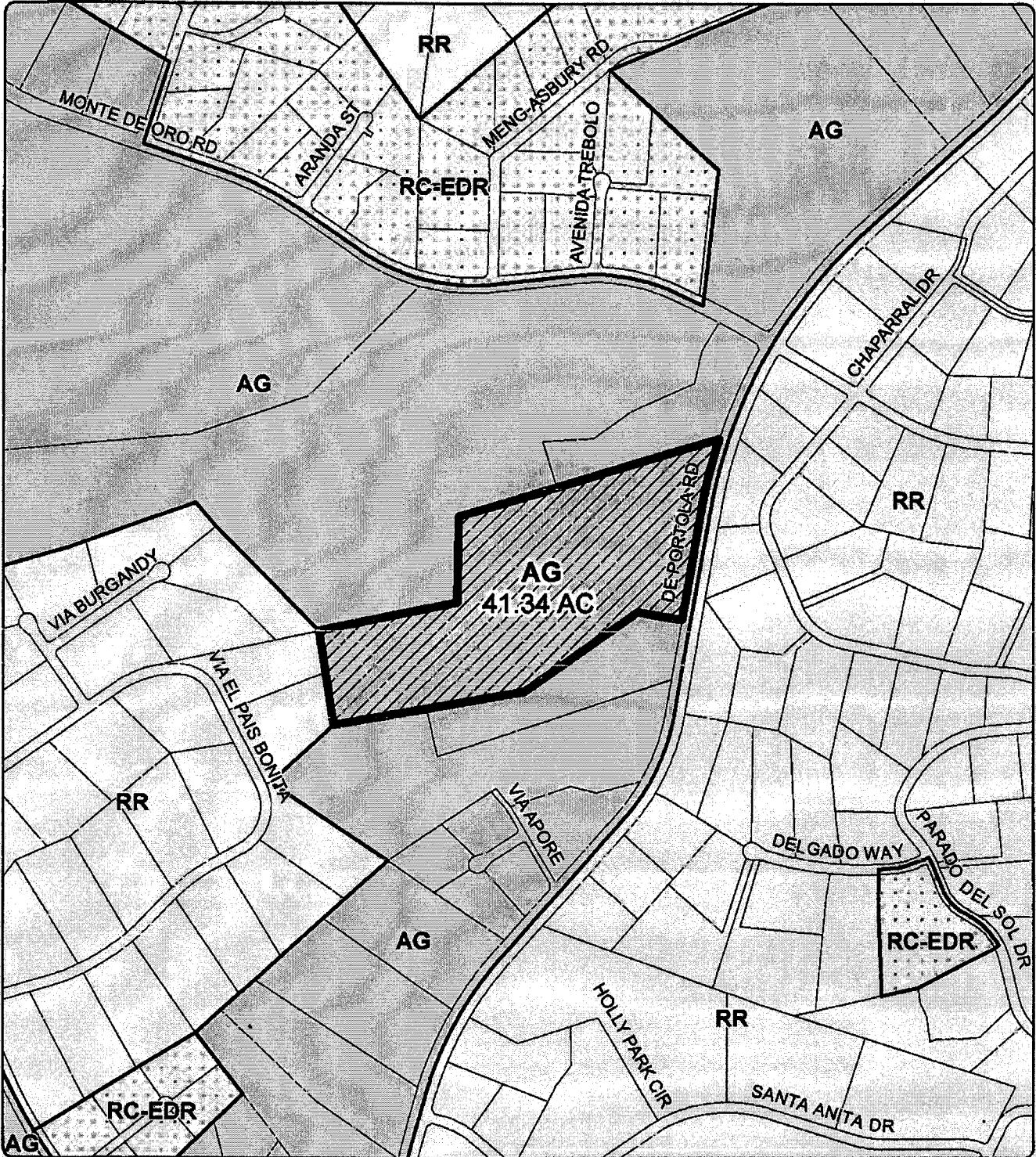
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37258

EXISTING GENERAL PLAN

Supervisor: Washington  
District 3

Date Drawn: 01/25/2018  
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 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)865-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcsoba.org>



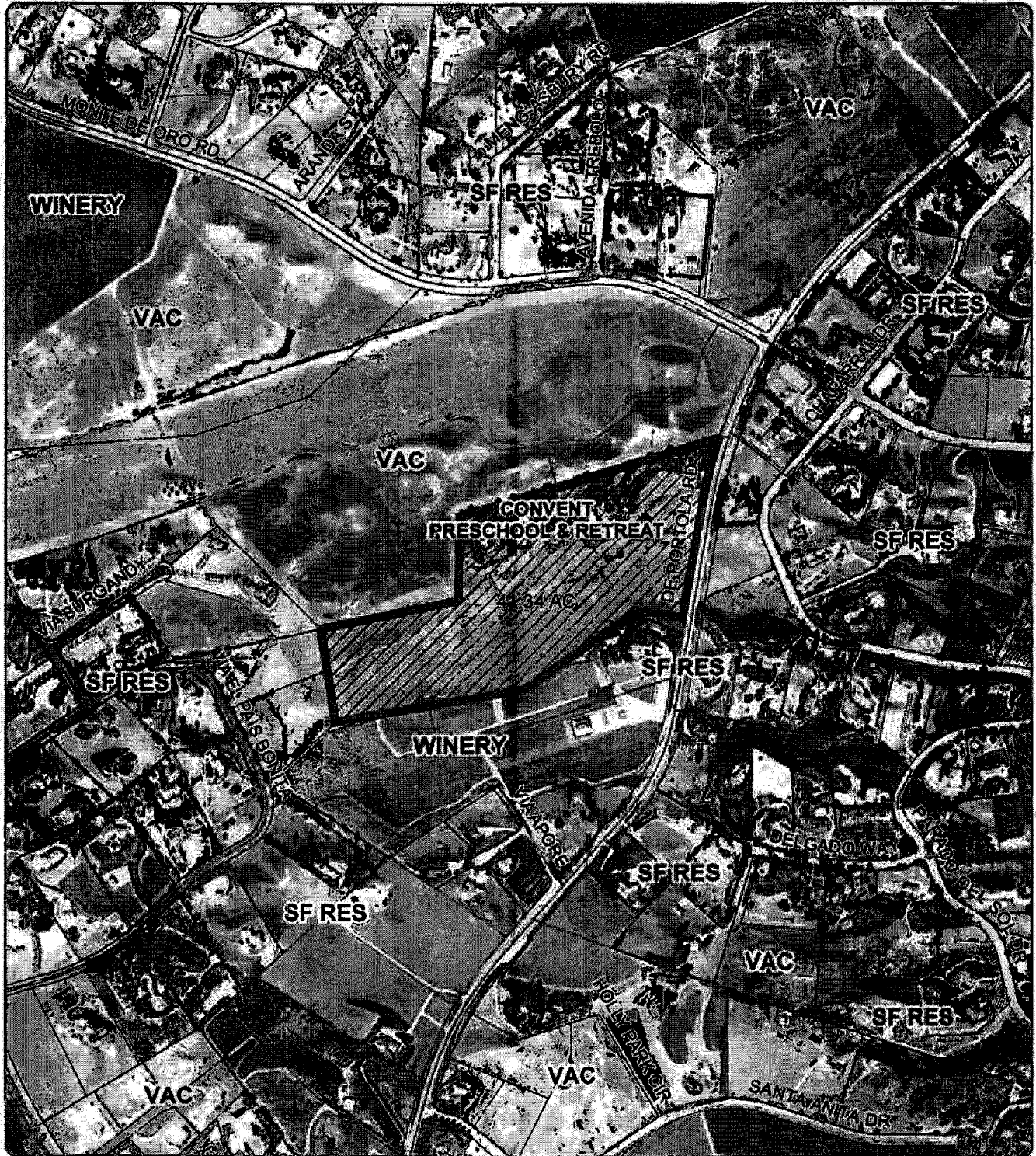
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PM37258

### LAND USE

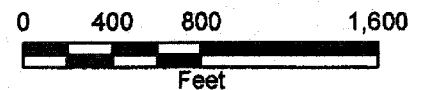
Supervisor: Washington  
District 3

Date Drawn: 01/25/2018  
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)963-8277 (Eastern County) or Website <http://elections.netlms.org>

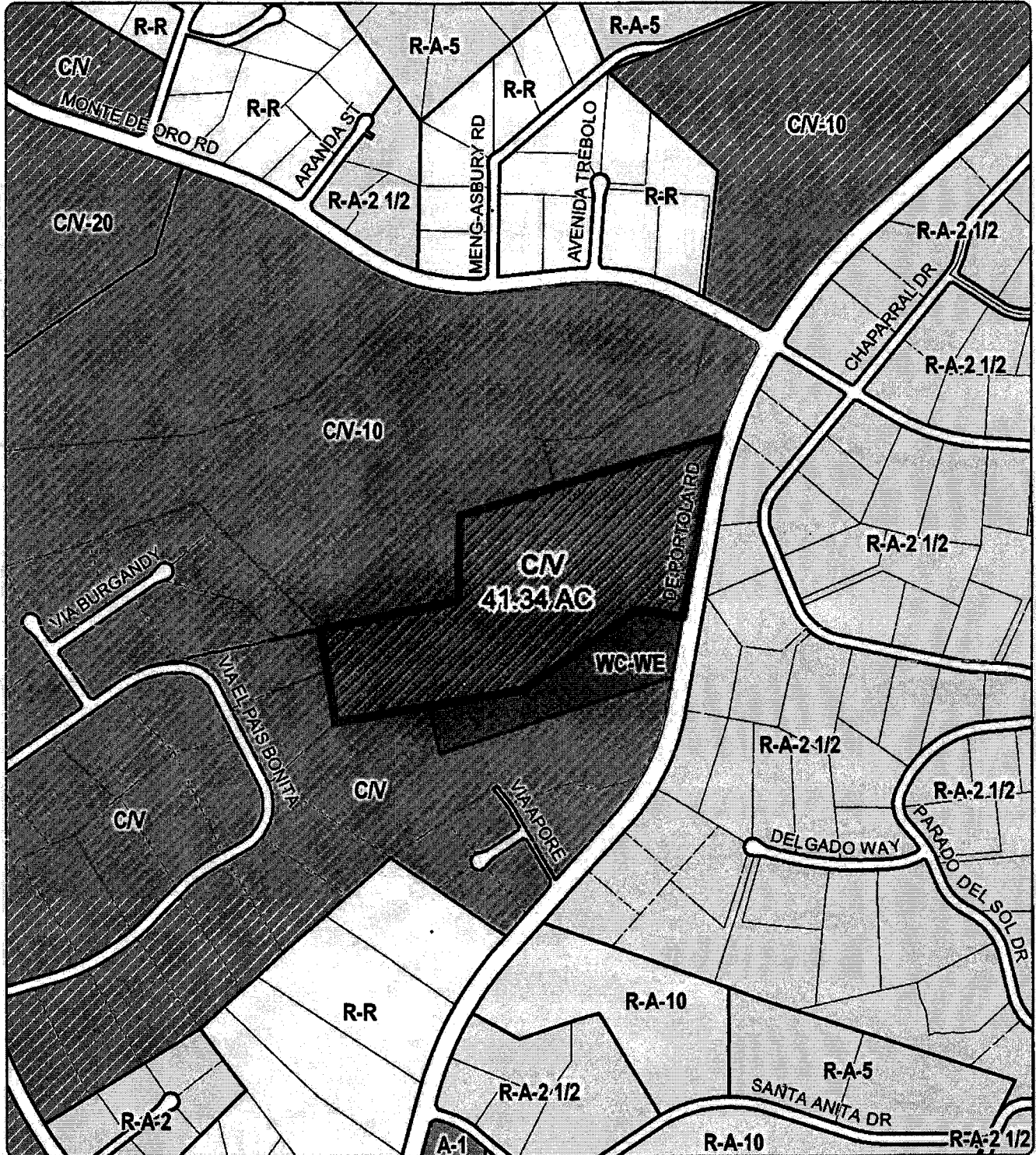
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PM37258

### EXISTING ZONING

Supervisor: Washington  
District 3

Date Drawn: 01/25/2018  
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



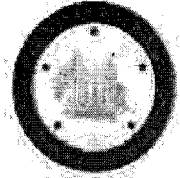
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)663-6277 (Eastern County) or Website <http://cdm.riverside.ca.gov>





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

Juan C. Perez  
Agency Director



01/29/18, 8:17 am

PM37258

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PM37258. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Tentative Parcel Map and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

The land division hereby permitted is to allow for a Schedule "H" subdivision of 41.34 acres into two (2) residential parcels with parcel one at 14.65 acres and parcel two at 26.69 acres. An Exception to Ordinance No. 460 is also proposed to allow the lot depths to exceed four times the lot width, due to the configuration of the project site.

**Advisory Notification. 3 AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
  - Temecula Valley Wine Country (Adopted 3/11/2014)

**Advisory Notification. 4 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED MAP EXHIBIT:

Tentative Map No. 37258, Amended No. 1, dated April 13, 2017.

**Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

- Advisory Notification. 5      AND - Federal, State & Local Regulation Compliance  
(cont.)
2. Compliance with applicable State Regulations, including, but not limited to:
    - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act
    - Native American Cultural Resources, and Human Remains (Inadvertent Find)
    - School District Impact Compliance
  
  3. Compliance with applicable County Regulations, including, but not limited to:
    - Ord. No. 348 (Land Use Planning and Zoning Regulations)
    - Ord. No. 413 (Regulating Vehicle Parking)
    - Ord. No. 457 (Building Requirements)
    - Ord. No. 460 (Division of Land)
    - Ord. No. 461 (Road Improvement Standards)
    - Ord. No. 655 (Regulating Light Pollution)
    - Ord. No. 671 (Consolidated Fees)
    - Ord. No. 679 (Directional Signs for Subdivisions)
    - Ord. No. 787 (Fire Code)
    - Ord. No. 847 (Regulating Noise)
    - Ord. No. 859 (Water Efficient Landscape Requirements)
    - Ord. No. 915 (Regulating Outdoor Lighting)
  
  4. Mitigation Fee Ordinances
    - Ord. No. 659 Development Impact Fees (DIF)
    - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
      - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
      - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### BS-Grade

BS-Grade. 1                      0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2                      0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

BS-Grade. 3                      0010-BS-Grade-MAP - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 3                      0010-BS-Grade-MAP - DUST CONTROL (cont.)  
grading. A PM10 plan may be required at the time a grading permit is issued.

BS-Grade. 4                      0010-BS-Grade-MAP - EROS CNTRL PROTECT

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.

BS-Grade. 5                      0010-BS-Grade-MAP - GENERAL INTRODUCTION

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.

BS-Grade. 6                      0010-BS-Grade-MAP - MANUFACTURED SLOPES

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.

BS-Grade. 7                      0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

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

BS-Grade. 8                      0010-BS-Grade-MAP - NPDES INSPECTIONS

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



**ADVISORY NOTIFICATION DOCUMENT****BS-Grade**

**BS-Grade. 8**                      **0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)**  
of each working day.

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

**BS-Grade. 9**                      **0010-BS-Grade-MAP - OBEY ALL GDG REGS**

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.

**BS-Grade. 10**                      **0010-BS-Grade-MAP - SLOPE SETBACKS**

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

**E Health**

**E Health. 1**                      **0010-E Health-MAP - WASTEWATER DISPOSAL**

The Department of Environmental Health has reviewed soils percolation report submitted by LGC Geotechnical dated March 30, 2017 for the subdivision of PM37258.

Prior to building permit issuance, the project will be reviewed for wastewater disposal. If it is determined that sanitary sewer service is available at the time of development, it will be required to connect to sewer. If no sewer is available, a soils percolation report that addresses the type of construction and onsite wastewater treatment system design, specific to the project that meets guidelines set forth in the Local Agency Management Program.

**E Health. 2**                      **0010-E Health-USE - POTABLE WATER SERVICE**

PM37258 is proposing potable water service from Rancho California Water District (RCWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCSD as well as all other applicable agencies.

Any existing onsite water well shall be properly removed or abandoned under permit

**ADVISORY NOTIFICATION DOCUMENT****E Health**

E Health. 2                      0010-E Health-USE - POTABLE WATER SERVICE  
(cont.)  
with the Department of Environmental Health.

**Flood**

Flood. 1                      0010-Flood-MAP FLOOD HAZARD REPORT

Parcel Map (PM) 37258 is a proposal for a Schedule H subdivision of a 41.34-acre site into two (2) residential parcels in the Rancho California area. The site is located on the west side of De Portola Road, approximately 1,000 feet south of Monte De Oro Road. The site is lot 19 of Tract Map 11877.

Proposed Parcel 1 is the site of an existing church (Public Use Permit 00711) and it is on relatively high ground with nuisance nature local runoff that may traverse portions of the property. Proposed Parcel 2 is impacted by a well-defined watercourse with a tributary drainage area of approximately 35 acres to the east. This watercourse enters the site through an existing road culvert under De Portola Road. Any grading for proposed improvements shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area. New construction shall comply with Ordinance 457 Section 1B by elevating the finished floor of the new structures a minimum of one foot above the adjacent ground, measured at the upstream edge of the structure. Slope protection shall be provided for fill exposed to erosive flows. These flood proofing measures will protect improvements from flooding. However, a storm of unusual magnitude may still cause some damage.

A portion of Parcel 1 is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. The ADP fees have been paid under the Public Use Permit (PUP) 00711 for the church improvements, therefore no drainage fees will be required for this parcel map.

**Planning**

Planning. 1                      0010-Planning-MAP - IF HUMAN REMAINS FOUND

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 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



**ADVISORY NOTIFICATION DOCUMENT****Planning**

Planning. 3                                    0010-Planning-MAP - OFFSITE SIGNS ORD 679.4 (cont.)  
approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Planning. 4                                    0010-Planning-MAP - PDA05067 ACCEPTED

County Archaeological Report (PDA) No. 5067 submitted for this project (PM37258) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I Cultural Resources Assessment for TPM 37258, Riverside County, California, APN 941-290-001" dated July 12, 2017. PDA05067 concludes: No Historic or prehistoric resources were discovered as a result of the survey. The record search did not identify any previously recorded resources on the property. PDA05067 recommends: No site specific mitigation measures are required. Previous ground disturbing activities and the absence of recorded cultural resources within the project boundaries indicate there is little potential for cultural resources to be present/disturbed by the proposed project. No further archaeological action is recommended as a condition of permit approval based upon the records search and the results of the field survey.

These documents are herein incorporated as a part of the record for project.

Planning. 5                                    0010-Planning-MAP - PDP01573 ACCEPTED

County Paleontological Report (PDP) No. 1573, submitted for this case (PM37258), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource Impact Mitigation Program (PRIMP), 39300 De Portola Road, Rancho California, east of Temecula in unincorporated Riverside County, California (APN 941-20-001; Tentative Parcel Map TPM37258)", dated 12 June, 2017.

PDP01573 satisfies the requirement for a PRIMP for this site grading. PDP01573 is hereby accepted for PM37258. PDP01573 shall be implemented for site grading under this parcel map. Should fossil remains be encountered during site development, the developer shall immediately inform the County Geologist and shall immediately employ the steps enumerated in PDP01573 for fossil protection and recovery, as appropriate. In addition, per the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

Planning. 6                                    0010-Planning-MAP - TRAIL MAINTENANCE

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

Planning. 7                                    0010-Planning-MAP - UNANTICIPATED RESOURCES

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,



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 2                      0010-Planning-All-MAP - HOLD HARMLESS (cont.)

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.

### Transportation

Transportation. 1                      0010-Transportation-MAP - COUNTY WEB SITE

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.

Transportation. 2                      0010-Transportation-MAP - DRAINAGE 2

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.

Transportation. 3                      0010-Transportation-MAP - LC LANDSCAPE  
REQUIREMENT

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,

4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 4                    0010-Transportation-MAP - LC LANDSCAPE SPECIES  
(cont.)

Transportation. 4                    0010-Transportation-MAP - LC LANDSCAPE SPECIES

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site <http://www.rctlma.org/planning/content/devproc/landscape/lanscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

Transportation. 5                    0010-Transportation-MAP - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on De Portola Road since adequate right-of-way exists per MB 115/55-58.

Transportation. 6                    0010-Transportation-MAP - NO ADD'L ROAD  
IMPRVMNTS

No additional road improvements will be required at this time along De Portola Road due to existing improvements.

Transportation. 7                    0010-Transportation-MAP - TS/EXEMPT

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.

Transportation. 8                    0010-Transportation-MAP- STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, 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.

All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.





Plan: PM37258

Parcel: 941290001

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3                      0060-BS-Grade-MAP - GRADING SECURITY (cont.)                      Not Satisfied  
yards are exempt.

060 - BS-Grade. 4                      0060-BS-Grade-MAP - IMPORT/EXPORT                      Not Satisfied

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

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

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

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

060 - BS-Grade. 5                      0060-BS-Grade-MAP - NO PRECISE GRDG                      Not Satisfied

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).

060 - BS-Grade. 6                      0060-BS-Grade-MAP - NOTRD OFFSITE LTR                      Not Satisfied

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

060 - BS-Grade. 7                      0060-BS-Grade-MAP - NPDES/SWPPP                      Not Satisfied

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

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

060 - BS-Grade. 8                      0060-BS-Grade-MAP - OFFSITE GDG ONUS                      Not Satisfied

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.

060 - BS-Grade. 9                      0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG                      Not Satisfied

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.

060 - BS-Grade. 10                      0060-BS-Grade-MAP - SLOPE STABILITY ANLY                      Not Satisfied

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).

060 - BS-Grade. 11                      0060-BS-Grade-MAP - SWPPP REVIEW                      Not Satisfied

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION

Plan: PM37258

Parcel: 941290001

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 11                      0060-BS-Grade-MAP - SWPPP REVIEW (cont.)                      Not Satisfied  
PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

060 - BS-Grade. 12                      0060-BS-Grade-MAP- BMP CONST NPDES PERMIT                      Not Satisfied

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.

E Health

060 - E Health. 1                      0060-E Health-USE- ECP PHASE I ESA REQUIRED                      Not Satisfied

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

Planning

060 - Planning. 1                      0060-Planning-MAP - GRADING PLAN REVIEW                      Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A. - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 2                      0060-Planning-MAP - PALEO PRIMP/MONITOR                      Satisfied

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

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

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

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

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

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

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

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

Plan: PM37258

Parcel: 941290001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.)                      Satisfied

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

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

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

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 3                      0060-Planning-MAP - PALEONTOLOGIST REQUIRED                      Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential palaeontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 4                      0060-Planning-MAP - SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is

Plan: PM37258

Parcel: 941290001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4                      0060-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied  
anticipated to be 41.34 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD\*-GRADING RESTRICTIONS                      Not Satisfied  
NO GRADING ALLOWED. IF GRADING REQUIRED THEN NEW MSHCP CONSISTENCY DOCUMENT REQUIRED

Transportation

060 - Transportation. 1                      0060-Transportation-MAP - SUBMIT GRADING PLAN                      Not Satisfied  
When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA Standard plan check turnaround time is 10 working days.

060 - Transportation. 2                      0060-Transportation-MAP - SUBMIT PLANS                      Not Satisfied  
Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1                      0070-BS-Grade-MAP - ROUGH GRADE APPROVAL                      Not Satisfied  
Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Submitting a Contractors Statement of Conformance form (284-259).
4. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
5. Rough Grade Only Permits: In addition to obtaining all 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.

Plan: PM37258

Parcel: 941290001

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1                      0070-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.)                      Not Satisfied

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT                      Not Satisfied

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

E Health

080 - E Health. 1                      0080-E Health-USE - WASTEWATER DISPOSAL                      Not Satisfied

If sewer is available, project must connect to sewer. If sewer is not available, a soils percolation report that meets the guidelines set forth in the Local Agency Management Program specific to the project must be provided. Please call (951)955-8980 for any additional questions.

080 - E Health. 2                      0080-E Health-USE - WATER WILL SERVE                      Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1                      0080-Planning-MAP - SCHOOL MITIGATION                      Not Satisfied

Impacts to the Temecula School District shall be mitigated in accordance with California State law.

080 - Planning. 2                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied

All utility extensions within a lot shall be placed underground.

Transportation

080 - Transportation. 1                      0080-Transportation-MAP - SUBMIT PLANS                      Not Satisfied

This condition applies if a grading permit is not required. Prior to the issuance of a building permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of a building permit. More information can be found at the following website: Prior to the issuance of a building permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of a building permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-MAP - NO PRECISE GRD APRVL                      Not Satisfied

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).

Transportation

01/29/18  
08:20

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 7

Plan: PM37258

Parcel: 941290001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1                      0090-Transportation-MAP - WQMP COMPLETION                      Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the project specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance of the BMPs are established with a BMP maintenance agreement.

090 - Transportation. 2                      0090-Transportation-MAP - WRCOG TUMF                      Not Satisfied

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.



# 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 checked="" type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP          |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP                     |
| <input type="checkbox"/> MINOR CHANGE           | Original Case No. _____                                  |
| <input type="checkbox"/> REVISED MAP            | Original Case No. _____                                  |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Sister Leticia Salazar, Sisters of the Company of Mary

Contact Person: En. Leticia Salazar E-Mail: leticiasalazar@mac.com

Mailing Address: 3930 De Puertola Rd  
Street  
Temecula CA 92592  
City State ZIP

Daytime Phone No: (951) 302-5571 Fax No: ( ) -

Engineer/Representative Name: Alidade Engineering

Contact Person: Larry Dutton E-Mail: larry-alidadeeatt.net

Mailing Address: 41743 Enterprise Circle North Suite 209  
Street  
Temecula CA 92590  
City State ZIP

Daytime Phone No: (951) 507-2020 Fax No: (951) 507-2426

Property Owner Name: Sisters of the Company of Mary, our Lady

Contact Person: Sr. Leticia Salazar E-Mail: leticiasalazar@mac.com

Mailing Address: 16791 E. Main St Tustin, CA 92780

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Tulsa OK 92780  
City State ZIP

Daytime Phone No: (918) 302-5571 Fax No: ( )

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.)

Sister Leticia Salazar, odu  
Sisters of the Company of Mary  
PRINTED NAME OF PROPERTY OWNER(S) [Signature]  
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): 941-290-001  
Approximate Gross Acreage: 41.3 acrs



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Camino Del Vino, South of Monte de Oro, East of \_\_\_\_\_, West of De Portolas Rd.

**SUBDIVISION PROPOSAL:**

Map Schedule: P.M. Minimum Developable Lot Size: 10 AC  
Number of existing lots: 1 Number of proposed developable lots: 2  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: 1 dwelling units per acre.

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

If yes, provide Application No(s). PP13182, PUP PD71151 & 52  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide signed copy(ies): \_\_\_\_\_

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

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

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

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

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

**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: Sabatina Salazar, Sister of the Company of Mary Our Lady

Address: 39300 De Perdo la Real, Temecula, CA 92592

Phone number: 951-302-5571

Address of site (street name and number if available, and ZIP Code): 39300 De Perdo la Real

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 947-298-001

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

Regulatory Identification number: None

Date of list: 10/19/16

Applicant: Sisters of the Company of Mary by <sup>of Leticia Salazar</sup> Date Nov 2, 2016  
of Leticia Salazar, other

**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 Order of the Company of Mary Our Lady, a California corporation, doing business as Sisters of the Company of Mary ("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 941-290-001 ("PROPERTY"); and,

**WHEREAS**, on April 18, 2017, PROPERTY OWNER filed applications for Tentative Parcel Map No. 37258 ("PROJECTS"); 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 PROJECTS, 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 PROJECTS 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 PROJECTS.

**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 PROJECTS 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 PROJECTS 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 PROJECTS 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 PROJECTS, 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:  
Sisters of Company of Mary Our Lady  
Attn: Sister Leticia Salazar  
32650 Avenida Lestonnac  
Temecula, CA 92592

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 PROJECTS and as a breach of this Agreement;
- b. Rescind any PROJECTS 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 PROJECTS.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECTS.

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 PROJECTS approval, and if the PROJECTS, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

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

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

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

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

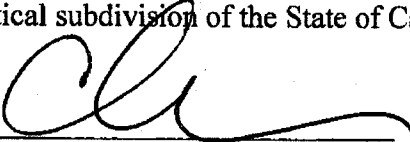
18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable

for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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

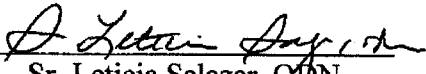
**IN WITNESS WHEREOF**, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

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

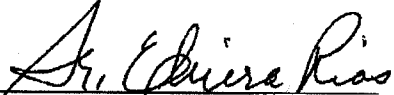
By:   
Charissa Leach  
Assistant Director of TLMA – Community Development

Dated: 7/6/17


**PROPERTY OWNER:**  
Order of the Company of Mary Our Lady, a California corporation  
dba Sisters of the Company of Mary

By:   
Sr. Leticia Salazar, ODN  
President

Dated: June 23, 2017

By:   
Sr. Elvira Rios, ODN  
Secretary

Dated: June 23, 2017

**FORM APPROVED COUNTY COUNSEL**  
 7/5/17  
BY: MICHELLE CLACK DATE



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

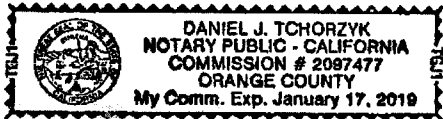
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Orange )  
On 23 June 2017 before me, Daniel J. Tchoryk A Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Leticia Salazar ; Elvira Rios  
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 [Signature]  
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: \_\_\_\_\_ Document Date: \_\_\_\_\_

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

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. 37258 – Exempt from the California Environmental Quality Act (CEQA), Section 15315 – EA43019 – Applicant: Sister Leticia Salazar – Engineer/Representative: Larry Dutton – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG) (10 Arce Minimum) – Location: Northerly of Camino Del Vino, southerly of Monte de Oro, easterly of Camino Del Vino, and westerly of De Portola Road – 42.67 Acres – Zoning: Citrus/Vineyard (C/V) – REQUEST: The Tentative Parcel Map is a Schedule 'H' subdivision of 42.67 acres into two (2) residential parcels with parcel one (1) being 15.03 acres and parcel two (2) being 27.64 acres.**

**TIME OF HEARING:** 1:30 pm or as soon as possible thereafter  
**DATE OF HEARING:** **FEBRUARY 26, 2018**  
**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 Dionne Harris at 951-955-6836 or e-mail at [dharris@rivco.org](mailto:dharris@rivco.org), go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). 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 Street, 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: Dionne Harris  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 25, 2018,

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

APN (s) or case numbers: PM37258 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

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

Riverside, Ca. 92502

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



# Riverside County GIS

PM37258 ( 1000 feet buffer )



## Legend

- County Boundary
- Cities
- World Street Map

## Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 1/25/2018 7:49:53 AM

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941270036  
RICK R ABRAHAMS  
38475 VIA EL PAIS  
TEMECULA CA. 92592

941290005  
FRASER DEV  
39933 BELLA VISTA RD  
TEMECULA CA 92592

927260004  
JEROEN VOOGD  
LYNN CHRISTOPHER  
37150 DELGADO WAY  
TEMECULA CA. 92592

927260005  
JOSEPH J BIRO  
LYSE E BIRO  
37120 DELGADO WAY  
TEMECULA CA 92592

941270022  
MARK GUY NEWMAN  
MOLLY MCGOVERN NEWMAN  
36420 CALLE PUERTO BONIT  
TEMECULA CA. 92592

941270024  
JOAQUIN RODRIGO CAMPOS  
24815 GEORGIA SUE  
LAGUNA HILLS CA 92653

941270035  
ANDREAS MARKUS WOLF  
91 ADELFA ST  
LADERA RANCH CA 92694

941270025  
PER E NILSEN  
LINDA S NILSEN  
43980 MAHLON VAIL RD 2804  
TEMECULA CA 92592

941260009  
ASHOK K RAHEJA  
MANISHA ASHOK RAHEJA  
1509 VIA CORONEL  
PALOS VERDES EST CA 90274

927220025  
DAVID E DAY  
LORI K DAY  
37190 AVENIDA BRAVURA  
TEMECULA CA. 92592

927220024  
RANDALL KINGSTON  
LORI KINGSTON  
40525 CHAPARRAL DR  
TEMECULA CA. 92592

927220022  
MICHAEL A WELLINGTON  
DIANE Y WELLINGTON  
40520 CHAPARRAL DR  
TEMECULA CA. 92592

927240024  
SORAYA BDIANAT  
33918 PARADOR ST  
TEMECULA CA 92592

927240002  
HANSOM & ASSOC  
C/O C/O WAYNE HANSOM  
17812 DOROTHY CT  
TEMECULA CA 92592

927220023  
SILVERIO PENA  
LILY A PENA  
40553 CHAPPARRAL DR  
TEMECULA CA. 92592

927240003  
JONATHAN PHILLIP JAGODA  
REBECCA LYNN JAGODA  
40720 CHAPARRAL DR  
TEMECULA CA. 92592

927240025  
CHRISTOPHER J MASINO  
MARIANNE MASINO  
40625 CHAPARRAL DR  
TEMECULA CA. 92592

927240001  
MICHAEL BERRY BEJACH  
HAILEY ELIZABETH BEJACH  
40620 CHAPARRAL DR  
TEMECULA CA. 92592

927220021  
WENDELL J COLE  
TERRY L HAMMETT  
40540 CHAPARRAL DR  
TEMECULA CA. 92592

927240023  
PATRICIA E BYCZEK  
P E BYCZEK  
37 GOLF RIDGE DR  
DOVE CANYON CA 92679

927240021  
WILHELM H DAVEE  
SANDRA A NORTON  
C/O C/O SANDRA NORTON  
40755 CHAPARRAL DR  
TEMECULA CA. 92592

927240022  
RYE HEFLEY  
KELLY L HEFLEY  
39110 DE PORTOLA  
TEMECULA CA. 92592

927240020  
COMEAX MARYAN TRUST  
MARYAN COMEAX  
40775 CHAPARRAL DR  
TEMECULA CA. 92592

927280006  
PER JOHANSSON  
TARA JOHANSSON  
38925 DE PORTOLA RD  
TEMECULA CA. 92592

927240004  
DALE E SHORE  
STEFANIE SHORE  
40750 CHAPARRAL DR  
TEMECULA CA. 92592

941320004  
PATRICIA LIN  
C/O C/O EUSTON HOMES  
910 CAMINO DEL MAR NO A  
DEL MAR CA 92014

941320003  
PATRICIA LIN  
C/O C/O EUSTON HOMES  
910 CAMINO DEL MAR NO A  
DEL MAR CA 92014

941180030  
EFREN P TERRAZAS  
36950 MONTE DE ORO  
TEMECULA CA. 92592

941260008  
ANTHONY THORNBURG  
KIRSTEN THORNBURG  
36351 VIA BURGANDY  
TEMECULA CA. 92592

941290006  
FRASER DEV  
39933 BELLA VISTA RD  
TEMECULA CA 92592

941270023  
RAFAEL DUARTE  
NANCY DUARTE  
P O BOX 890314  
TEMECULA CA 92589

941290001  
SISTERS OF THE CO OF MARY OUR LADY  
16791 E MAIN ST  
TUSTIN CA 92680

941180031  
DON HARBOUR  
WENDY HARBOUR  
PAUL V CONKLIN  
NO 200 328  
31915 RANCHO CALIFORNIA  
TEMECULA CA 92591

941300001  
FRASER VINEYARDS  
C/O C/O ROBERT F OLSON  
39933 BELLA VISTA RD  
TEMECULA CA 92592

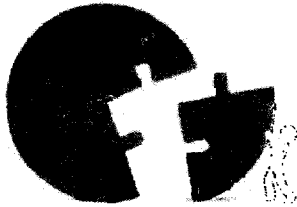
941300011  
ARTHUR C RUSTIN  
HEIDI RUSTIN  
32635 ROTHENBERG DR  
TEMECULA CA 92592

941300006  
DAVID J GRANLUND  
MARGARET K GRANLUND  
38660 DE PORTOLA  
TEMECULA CA. 92592

941300010  
JAMES GARCIA  
PATRICIA GARCIA  
38760 BIANCA WAY  
TEMECULA CA. 92592

941180032  
LONG JIANG  
XIAOLAN XU  
79 DUNMORE  
IRVINE CA 92620





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach P.E.  
Assistant TLMA Director

## NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: PM37258

**Project Location:** In the unincorporated area of Riverside County, more specifically located Northerly of Camino Del Vino, southerly of Monte de Oro, easterly of Camino Del Vino, and westerly of De Portola Road, within the Southwest Area Plan

**Project Description:** Tentative Parcel Map No. 37258 is a Schedule "H" subdivision. The parcel map will subdivide 41.34 acres into two (2) residential parcels with parcel one at 14.65 acres and parcel two at 26.69 acres.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Roger and Sharon Paquette, 26622 Arnhurst Court, Sun City, CA 92586

**Exempt Status: (Check one)**

Ministerial (Sec. 21080(b)(1); 15268)

Declared Emergency (Sec. 21080(b)(3); 15269(a))

Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))

Categorical Exemption (~~Section 15003~~)

Statutory Exemption ( )

Other ( )

**Reasons why project is exempt:** The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15061, subsection, b. 3. (Review for Exemption) of the State CEQA Guidelines. Section 15061 (b) (3) is an exemption that is for projects that have a potential for causing a significant effect on the environment, however can be seen with all certainty there is no possibility that the activity in question may have a significant effect on the environment, therefore the activity is not subject to CEQA.

Dionne Harris (951) 955-6836  
County Contact Person Phone Number

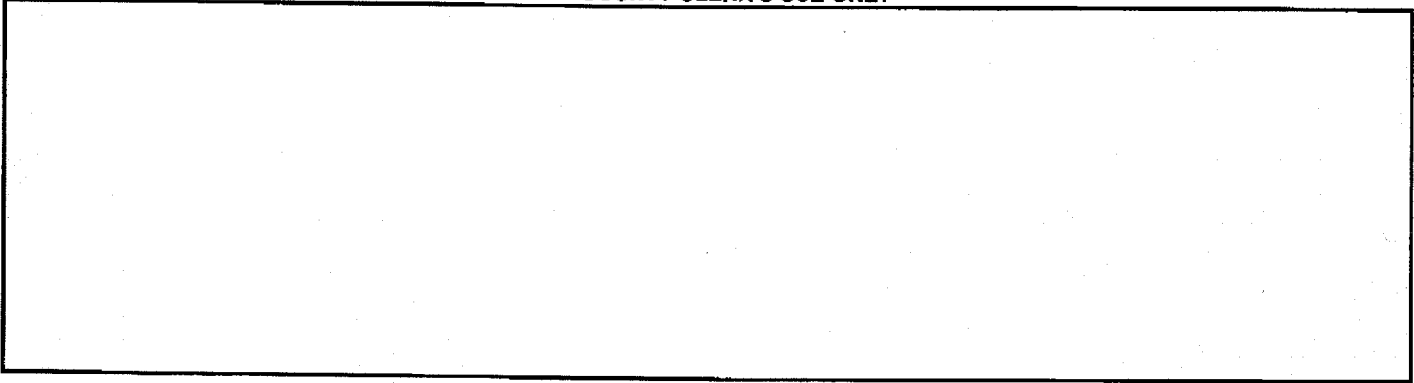
[Signature] Urban Planner Title 2/5/18 Date

Signature Title Date

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

Revised: 04/10/2017: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA43019 ZCFG No. 06389- County Clerk Posting Fee \$50.00  
FOR COUNTY CLERK'S USE ONLY



see 5/18/18

**INVOICE (PLAN-CFG06389)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**  
Sister Salazar

**County of Riverside  
Trans. & Land Management Agency**



39300 De Portola Rd  
Temecula, Ca 92592

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06389	04/18/2017	04/18/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06389	0452 - CF&G TRUST: RECORD FEES	\$50.00
39300 De Portola Rd Temecula,		<b>SUB TOTAL</b> \$50.00

**TOTAL** **\$50.00**

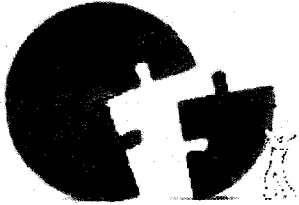
<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-8271

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste 14  
Palm Desert, CA 92211



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Project Location: In the unincorporated area of Riverside County, more specifically located Northerly of Camino Del Vino, southerly of Monte de Oro, easterly of Camino Del Vino, and westerly of De Portola Road, within the Southwest Area Plan

Project Description: Tentative Parcel Map No. 37258 is a Schedule "H" subdivision. The parcel map will subdivide 42.67 acres into two (2) residential parcels with parcel one at 15.03 acres and parcel two at 27.64 acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Roger and Sharon Paquette, 26622 Armhurst Court, Sun City, CA 92586

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)       Categorical Exemption (Section 15303)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))       Statutory Exemption (\_\_\_\_\_)  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))       Other: \_\_\_\_\_

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15061, subsection. b. 3. (Review for Exemption) of the State CEQA Guidelines. Section 15061 (b) (3) is an exemption that is for projects that have a potential for causing a significant effect on the environment, however can be seen with all certainty there is no possibility that the activity in question may have a significant effect on the environment, therefore the activity is not subject to CEQA.

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County Contact Person Phone Number

\_\_\_\_\_  
Signature Title Date Urban Planner 2/5/18

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

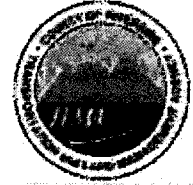
Revised: 01/22/2018: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA43019 ZCFG No. 08389- County Clerk Posting Fee \$50.00  
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**TOTAL** **\$50.00**

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