

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



ITEM  
1.21  
(ID # 7402)

MEETING DATE:

Tuesday, July 17, 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. 37414 – CEQA Exempt - Applicant: Regent Winchester, LLC – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Very High Density Residential (CD-VHDR) (14-20 DU/AC) – Open Space: Conservation (OS-C) – Highway 79 Policy Area – Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, easterly of Rice Road, and westerly of Seta Street – 23.44 gross acres – Zoning: Specific Plan (SP No. 288) Planning Area No. 1,4,6 – REQUEST: Receive and file the Assistant TLMA Director's approval of Parcel Map No. 37414, which is a Schedule "J" subdivision of 23.44 acres into two (2) lots with parcel #1 being 13.70 acres and parcel #2 being 9.74 acres. APN: 461-220-027. [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 April 23, 2018.

**ACTION:** Policy

Charissa Leach, Assistant TLMA Director

6/21/2018

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley 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: July 17, 2018  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

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

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

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

**BACKGROUND:**

**Summary**

Tentative Parcel Map No. 37414 is a Schedule "J" finance/conveyance subdivision map to subdivide 23.44 acres into two lots. Parcel #1 will be 13.70 acres and Parcel #2 will be 9.74 acres. Tentative Parcel Map 37414 is solely for the purpose of financing or conveying title, and will not create any legal building sites. The Project is located at the northeast corner of Domenigoni Parkway and Rice Road, south of Olive Street and west of Winchester Road.

Parcel Map No. 37414 was heard at the April 23, 2018, Director's Hearing. There were no comments from the public. After closing the public hearing, the Hearing Officer found the Project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3) and approved Parcel Map No. 37414, subject to conditions.

**Board Action**

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

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

**Impact on Residents and Businesses**

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

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

**Additional Fiscal Information**

All Fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

- A. DIRECTOR'S HEARING REPORT OF ACTIONS**
- B. DIRECTOR'S HEARING STAFF REPORT**

  
Scott Bruzknier 7/6/2018



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
APRIL 23, 2018**

**1.0 CONSENT CALENDAR:**

**1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671** – Applicant: Rancon Group c/o Dan Long – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail, Medium Density Residential, and Medium High Density Residential (CD-CR, MDR, MHDR) (0.20 – 0.35 FAR, 2-5 DU/AC, 5-8 DU/AC) – Location: Southerly of Domenigoni Parkway, westerly of Frontier Loop, and northerly of Trail Side Road – 18.37 Acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46) – Approved Project Description: Schedule “E” commercial subdivision of 18.37 acres into nine (9) commercial parcels – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 35671, extending the expiration date to April 28, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 35671, extending the expiration date to April 28, 2021.

**1.2 ADOPTION OF THE REVISED 2018 DIRECTOR'S HEARING CALENDAR** – Adding June 4, 2018 to be heard in the Desert location at 1:30 p.m.

**ADOPTED** the 2018 Director's Hearing Calendar.

**2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:**  
**NONE**

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

**3.1 TENTATIVE PARCEL MAP NO. 37414 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(B)(3) (Activities Covered by General Rule Exemption) – EA43085** – Applicant: Regent Winchester, LLC – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Very High Density Residential (CD-VHDR) (14-20 DU/AC) – Open Space: Conservation (OS-C) – Highway 79 Policy Area – Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, easterly of Rice Road, and westerly of Seta Street – 23.44 gross acres – Zoning: Specific Plan (SP No. 288) Planning Area No. 1,4,6 – **REQUEST:** Schedule “J” subdivision of 23.44 acres into two (2) lots with a 9.74 acres minimum lot size. Project Planner: Kevin White at (951) 955-1414 or email at [kewwhite@rivco.org](mailto:kewwhite@rivco.org).

**Staff Report Recommendation:**

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

**APPROVE** Tentative Parcel Map No. 37414.

**Staff's Recommendation:**

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

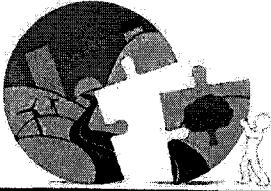
**APPROVAL** of Tentative Parcel Map No. 37414.

**Planning Director's Actions:**

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

**APPROVED** Tentative Parcel Map No. 37414, subject to the conditions of approval.

**4.0 PUBLIC COMMENTS:**




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.:

3.1

Director's Hearing: April 23, 2018

**PROPOSED PROJECT**

Case Number(s):	PM No. 37414	Applicant(s):	Regent Winchester, LLC
CEQA Exempt		Representative(s):	Albert A. Webb Associates
Area Plan:	Harvest Valley/Winchester	Supervisorial District:	Third District
Zoning Area/District:	Winchester Area	Project Planner:	Kevin White
Project APN(s):	461-220-027	 Charissa Leach, P.E. Assistant TLMA Director	

**PROJECT DESCRIPTION AND LOCATION**

Tentative Parcel Map No. 37414 is a Schedule "J" finance/conveyance subdivision map to subdivide 23.44 acres into two lots. The minimum proposed parcel size is 9.74 gross acres.

The Project is located at the northeast corner of Domenigoni Parkway and Rice Road, south of Olive Street and west of Winchester Road.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**FIND** that the project is **Exempt** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b) 3, based on the findings and conclusions incorporated in the staff report; and,

**APPROVE** Tentative Parcel Map No. 37414, 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:	The Crossroads in Winchester (SP No. 288)
Specific Plan Land Use:	High Density Residential (HDR), Very High Density Residential (VHDR), Open Space-Conservation (OS-C)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Lakeview/Nuevo/Romoland/Homeland #146
Recreation and Parks District:	Yes – Valley-Wide Recreation & Park District
Special Flood Hazard Zone:	No
Area Drainage Plan:	Yes – Salt Creek-Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plans
Dam Inundation Area:	Yes – Diamond Valley Lake
Agricultural Preserve	No
Liquefaction Area:	Yes – High, Very High
Fault Zone:	No
Fire Zone:	Yes – Moderate
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**

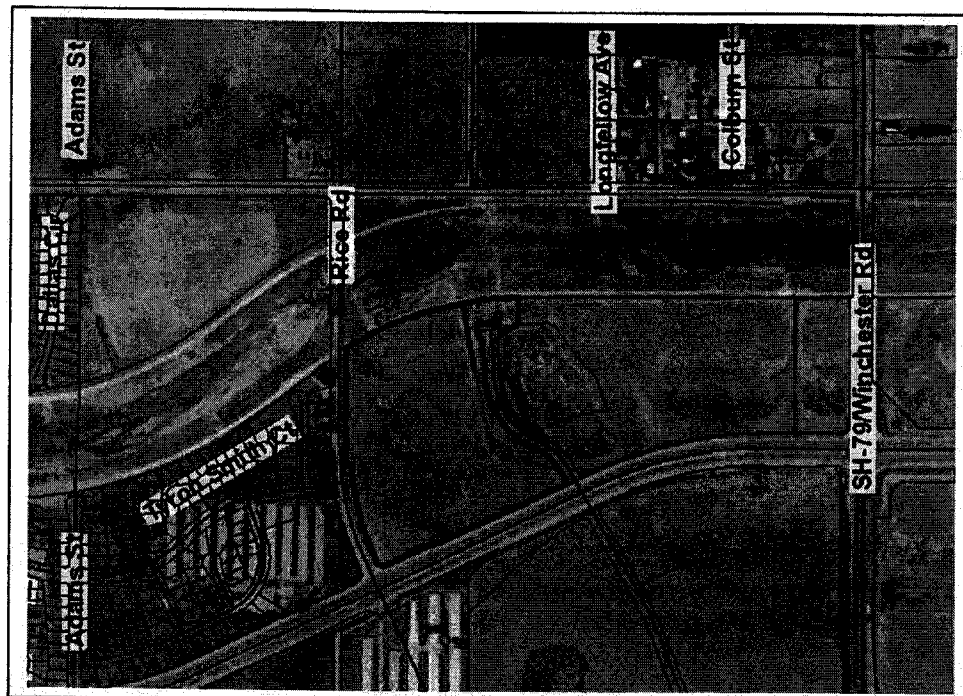


Figure 1: Project Location Map

## FINDINGS AND CONCLUSIONS

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

PM No. 37414 is a Schedule J subdivision map that proposes to subdivide 23.44 acres into two lots. The findings required to approve PM No. 37414, pursuant to Riverside County Ordinance No. 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with the Riverside County General Plan, and with all applicable requirements of State law and the ordinances of Riverside County because the project is consistent with General Plan Principle IV.A.1. Principal IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. The proposed subdivision facilitates this General Plan Principle by allowing conveyance of the property for a residential use in a manner consistent with the General Plan and the Specific Plan. While the proposed subdivision would create parcel sizes that are below the density range of the Specific Plan, the ultimate development of the site would be implemented by a future Tentative Tract Map and/or Plot Plan. The currently proposed Tentative Parcel Map is intended to allow individual home builders to develop portions of the project site in a manner consistent with the land use designations.
2. The site of the proposed land division is physically suitable for the type of development because the site has adequate access and infrastructure available to accommodate the future residential uses planned for the site, which was previously documented in EIR No. 376.
3. The site of the proposed land division is physically suitable for the proposed density of development because the size and shape of both proposed lots are consistent with Planning Areas 1 and 6 of the Specific Plan. While the proposed subdivision would create parcel sizes that are below the density range of the Specific Plan, the ultimate development of the site would be implemented by a future Tentative Tract Map.
4. 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 map is for finance and conveyance purposes and will not result in any grading activities or construction. In addition, the proposed subdivision is consistent with the Specific Plan No. 288 and EIR No. 376, and would not cause any additional impacts beyond those analyzed in EIR No. 376.
5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the subdivision is a Schedule "J" subdivision for conveyance/finance purposes, and does not create any legal building sites.
6. The design of the proposed land division or the type of improvements 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 subdivision is a financing/conveyance map and does not include specific plans for the ultimate development of the property or construction. In addition, two

4. 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, including maps, 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 site will occur once the site is further subdivided and developed.
5. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project does not create any legal building sites, and therefore no impacts will occur.

#### **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/phone calls in support or opposition to the proposed project.

#### **APPEAL INFORMATION**

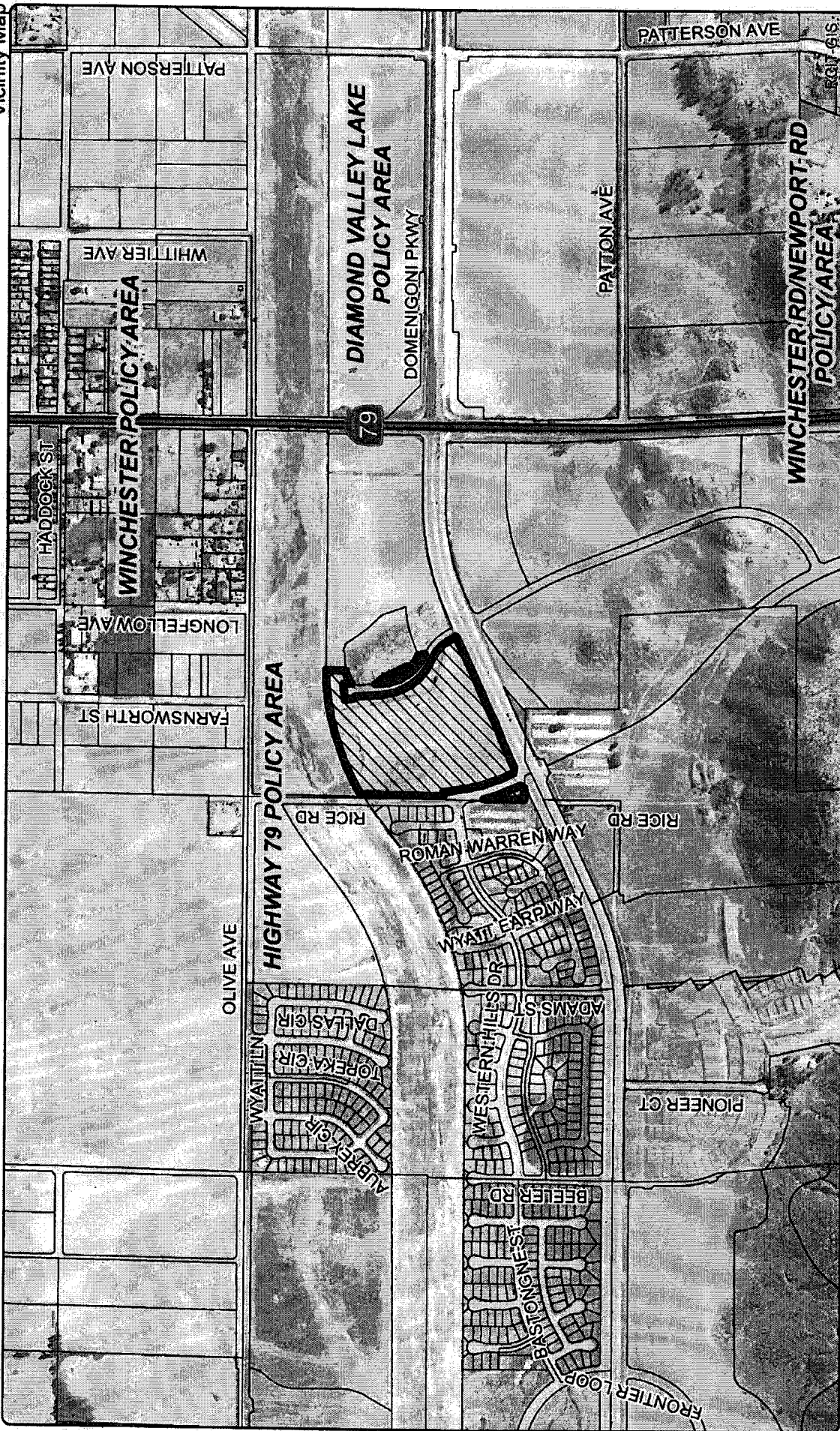
The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted to the Planning Department within 10 days of the notice of decision appearing on the Board's agenda.



**RIVERSIDE COUNTY PLANNING DEPARTMENT  
PM37414  
VICINITY/POLICY AREAS**

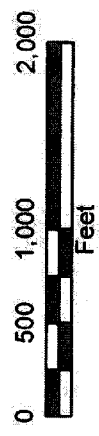
Supervisor: Washington  
District 3

Date Drawn: 01/22/2018  
Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different uses of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 938-3300 (Riverside County) or in Northridge at (760) 634-8377 (San Bern Co. Website: <http://www.riversideca.gov>)

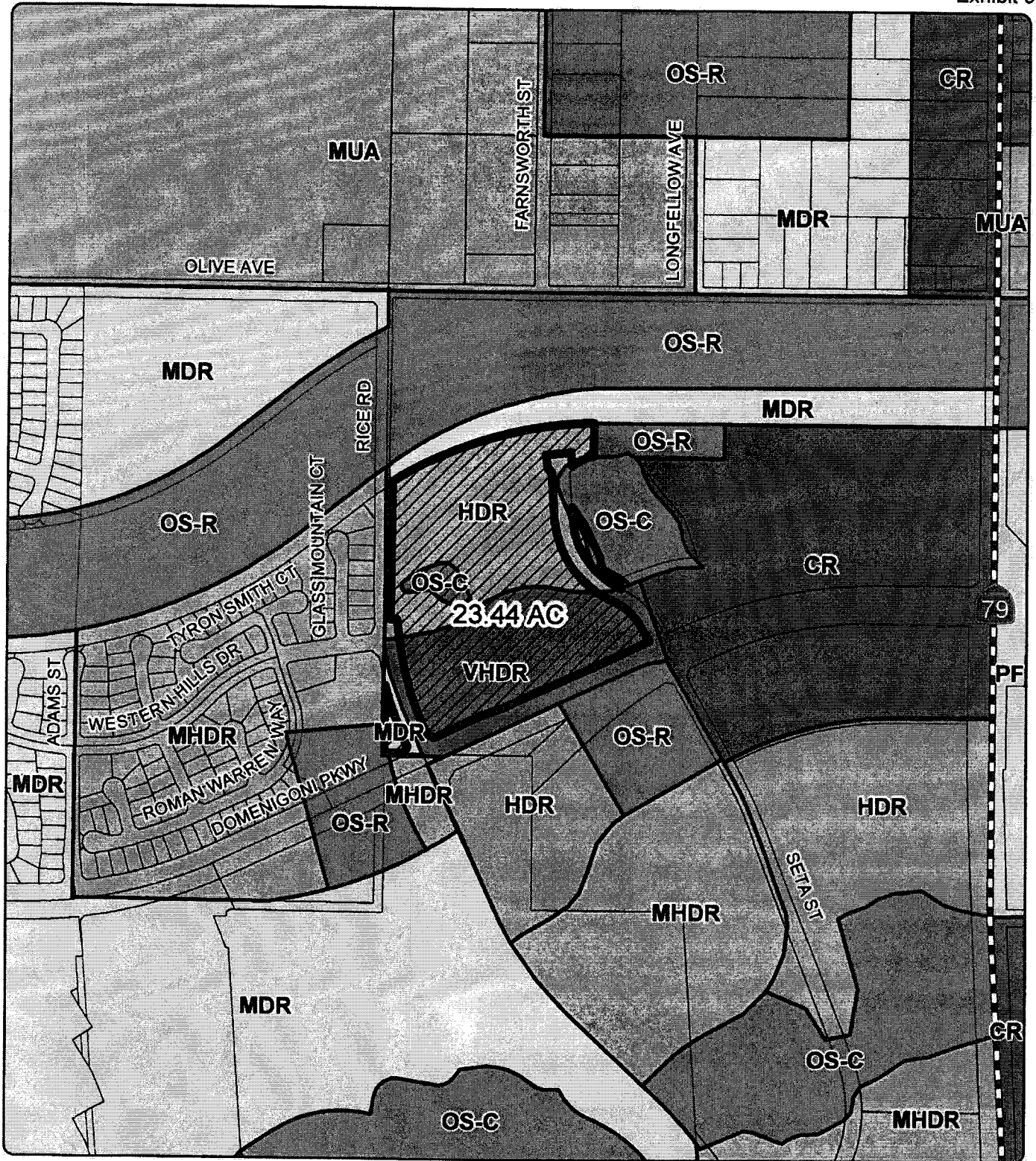
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PM37414

Supervisor: Washington  
District 3

### EXISTING GENERAL PLAN

Date Drawn: 01/22/2018  
Exhibit 5



Zoning Area: Winchester

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://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

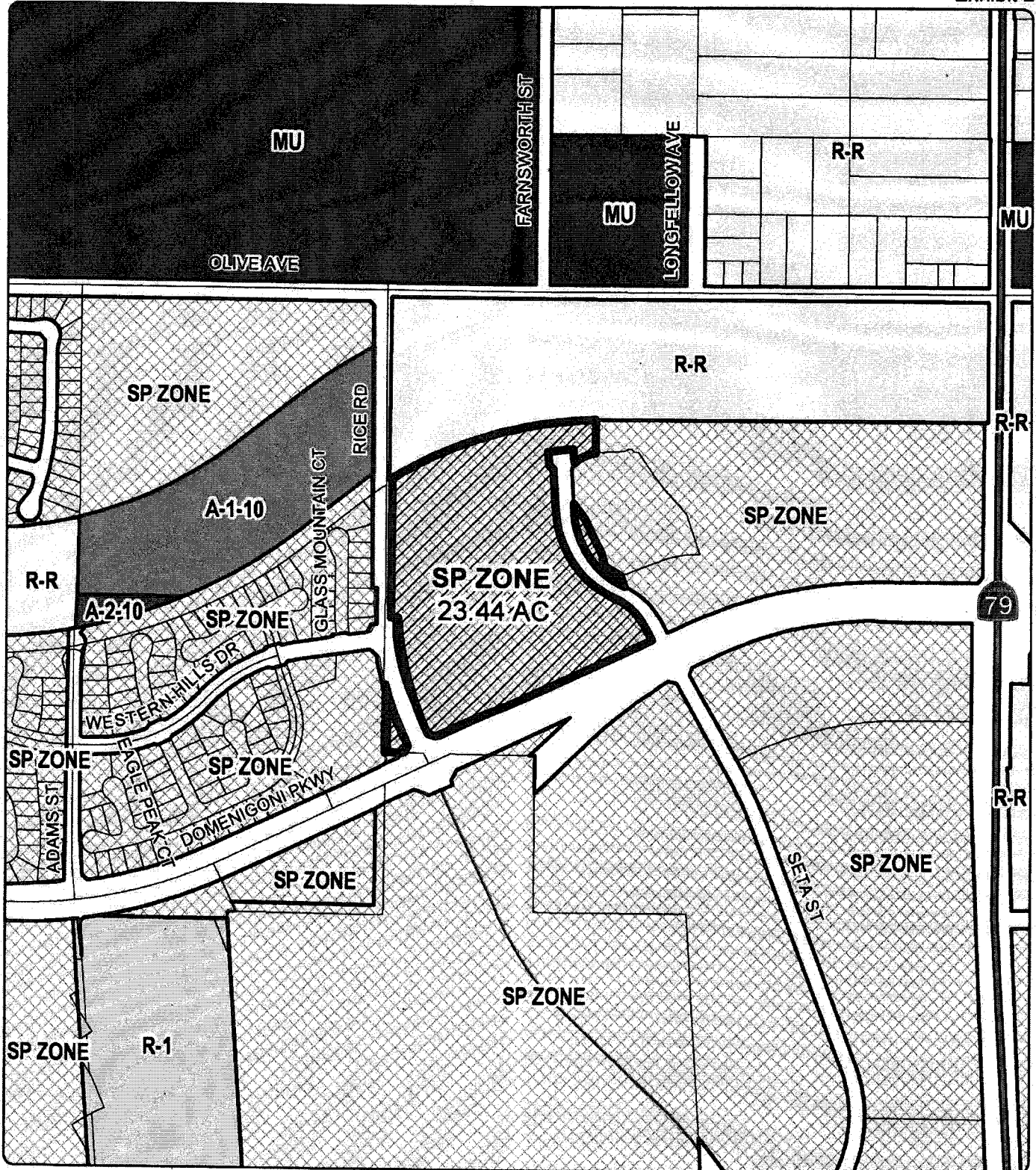
PM37414

Date Drawn: 01/22/2018

Supervisor: Washington  
District 3

EXISTING ZONING

Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37414

LAND USE

Supervisor: Washington  
District 3

Date Drawn: 01/22/2018  
Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



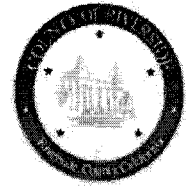
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**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez  
Agency Director*



04/17/18, 9:57 am

PM37414

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PM37414. 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 - Exhibits

The recorded map shall conform substantially with that as shown on the APPROVED Tentative Parcel Map, dated December 18, 2017.

Advisory Notification. 3 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)
2. Compliance with applicable State Regulations, including, but not limited to:
  - 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. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
    - Ord. No. 460 (Division of Land)
    - Ord. No. 461 (Road Improvement Standards)
    - Ord. No. 671 (Consolidated Fees)
    - Ord. No. 679 (Directional Signs for Subdivisions)
    - Ord. No. 787 (Fire Code)



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 2                      AND - Hold Harmless (cont.)

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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning-All. 3                      AND - Security for Monuments

Security for monuments and certificates for taxes and assessments shall be provided in accordance with Ordinance No. 460.

Planning-All. 4                      Map Expiration Date

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

### Transportation

Transportation. 1                      0010-Transportation-MAP - COUNTY WEBSITE

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



Plan: PM37414

Parcel: 461220021

50. Prior To Map Recordation

E Health

050 - E Health. 1                      0015-E Health EMWD Water and Sewer Service                      Not Satisfied

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

050 - E Health. 2                      0015-E Health Solid Waste Service                      Not Satisfied

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

Flood

050 - Flood. 1                      0050-Flood-MAP ADP FEE NOTICE                      Not Satisfied

A notice of drainage fees shall be placed on the Environmental Constraint Sheet (ECS) to accompany the final map. The exact wording of the note shall be as follows:

**NOTICE OF DRAINAGE FEES**

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

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

050 - Flood. 2                      0050-Flood-MAP DELINEATE WC ON ECS                      Not Satisfied

The natural watercourse(s) that traverse(s) the site shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating "The watercourses must be kept free of all buildings and obstructions".

050 - Flood. 3                      0050-Flood-MAP ONSITE EASE ON FINAL MAP                      Not Satisfied

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 4                      0050-Flood-MAP SHOW FLOODPLAIN ECS                      Not Satisfied

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

050 - Flood. 5                      0050-Flood-MAP SUBMIT ECS & FINAL MAP                      Not Satisfied

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

Plan: PM37414

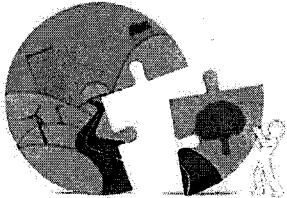
Parcel: 461220021

50. Prior To Map Recordation

Transportation

050 - Transportation. 3                      0050-Transportation-MAP - INTERSECTION/50' TANGENT                      Not Satisfied  
All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 4                      0050-Transportation-MAP - R-O-W DEDICATED 1/SUR                      Not Satisfied  
Sufficient public street right-of-way along Domenigoni Parkway shall be dedicated for public use to provide for a 76'-89 foot half-width right-of-way per Standard No. 91, page 1 of 2 and 2 of 2, Ordinance 461. Sufficient public street right-of-way along Rice Road shall be dedicated for public use to provide for a 50 foot half-width right-of-way per Standard No. 94, Ordinance 461. Sufficient public street right-of-way along street "A" (Western Hills Drive) shall be dedicated for public use to provide for a 74 foot full-width right-of-way per Standard No. 103, Ordinance 461.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE ("DAC")  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409

DATE: November 17, 2017

TO:

Riv. Co. Transportation Department  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health Dept.  
Riv. Co. Geologist  
Riv. Co. Archaeologist

Riv. Co. Surveyor  
Riv. Co. Fire Department  
Riv. Co. Environmental Programs Division  
(EPD)

Board of Supervisors- Supervisor- 3<sup>rd</sup> District-  
Washington  
Planning Commissioner- 3<sup>rd</sup> District- Berger

**TENTATIVE PARCEL MAP NO. 37414** – EA43085 – Applicant: Regent Winchester, LLC – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: High Density Residential (CD:HDR) (8-14 DU/AC), Very High Density Residential (CD:VHDR) (14-20 DU/AC), Open Space: Conservation (OS:C) – Hwy 79 Policy Area – Location: North of Domenigoni Parkway, south of Olive Ave, east of Rice Road, and west of Seta Street – 23.44 gross acres – Zoning: Specific Plan (SP No. 288) Planning Area No. 1,4,6 - **REQUEST:** Schedule "J" subdivision of 23.44 acres into two lots – APN: 461-220-024. **BBID: 411-554-313, UPROJ: PM37414**

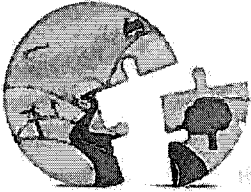
**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the LMS routing on or before the above date. This case is scheduled for a **DAC Internal Review on November 30, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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

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

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

PM37414 Schedule J

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Regent Winchester, LLC

Contact Person: Marinel Robinson      E-Mail: mrobinson@regentproperties.com

Mailing Address: 11990 San Vicente Blvd., Suite 200  
Los Angeles      CA      90049  
City      State      ZIP

Daytime Phone No: (310) 806-9815      Fax No: (310) 806-9801

Engineer/Representative Name: Albert A. Webb Associates

Contact Person: Sandy Chandler      E-Mail: sandy.chandler@webbassociates.com

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

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

Property Owner Name: Regent Winchester, LLC

Contact Person: Jeffrey Dinkin      E-Mail: jdinkin@regentproperties.com

Mailing Address: 11990 San Vicente Blvd., Suite 200

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

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Domenigoni PKWY, South of Olive Ave, East of Rice Road, West of Seta Street

**SUBDIVISION PROPOSAL:**

Map Schedule: J Minimum Developable Lot Size: N/A  
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: N/A dwelling units per acre.

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

If yes, provide Application No(s): PM36545, SP00288, TR37079  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42848 EIR No. (if applicable): 376 SCH. NO. 91042082

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

If yes, indicate the type of report(s) and provide signed copy(ies): Traffic, Bio, Archaeo, Geo

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.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 461-220-024

Property Location or Address:  
North of Domenigoni PKWY, South of Olive Ave, East of Rice Rd, and West of Seta St


**2. PROPERTY OWNER INFORMATION:**


Property Owner Name: Regent Winchester, LLC Phone No.: 310-806-9815  
 Firm Name: Regent Winchester, LLC Email: mrobinson@regentproperties.com  
 Address: 11990 San Vicente Blvd., 200  
Los Angeles, CA 90049

**3. APPLICANT INFORMATION:**

Applicant Name: Regent Winchester, LLC Phone No.: 310-806-9815  
 Firm Name: Regent Winchester, LLC Email: mrobinson@regentproperties.com  
 Address (if different from property owner)  
 \_\_\_\_\_  
 \_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant:  Date: 10-31-17  
 Print Name and Title: Jeffrey Dinkin, Authorized Signatory

Signature of Property Owner:  Date: 10-31-17  
 Print Name and Title: Jeffrey Dinkin, Authorized Signatory

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name and Title: \_\_\_\_\_

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s) #:	_____
Set #:	_____
Application Date:	_____

## INDEMNIFICATION AGREEMENT

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

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 461-220-021 and 461-220-024 ("PROPERTY"); and,

**WHEREAS**, on February 10, 2016, PROPERTY OWNER filed an application for Tract No. 37079 and on November 6, 2017, PROPERTY OWNER filed an application for Tentative Parcel Map No. 37414 ("PROJECT"); and,

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

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

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

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

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

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

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

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

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

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

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



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

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

PROPERTY OWNER:  
Regent Winchester, LLC  
Attn: Marinel Robinson  
11990 San Vincent Blvd., Ste. 200  
Los Angeles, CA 90049

With a copy to:  
Albert A. Webb Associates  
Attn: Sandy Chandler  
3788 McCray St.  
Riverside, CA 92506

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

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

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

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

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

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

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

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

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

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

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

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

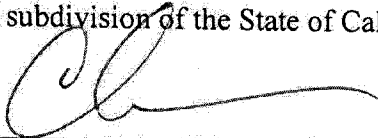
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

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

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

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


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

By:   
Charissa Leach  
Assistant TLMA Director – Community Development

Dated: 3/28/18

**PROPERTY OWNER:**  
Regent Winchester, LLC, a Delaware Limited Liability Company

By: Regent Inland JV, LLC, a Delaware Limited Liability Company  
Its Member

By:   
Jeffrey A. Dinkin  
Authorized Signatory

Dated: 3/16/18

FORM APPROVED COUNTY COUNSEL

BY:   
MICHELLE CLACK

3/20/18  
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 Los Angeles )

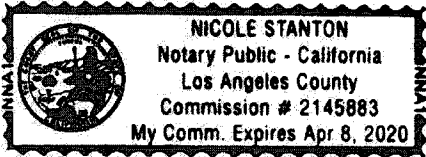
On 3/16/18 before me, Nicole Stanton, Notary Public  
*Date Here Insert Name and Title of the Officer*

personally appeared Jeffrey A. Dinkin  
*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 *[Handwritten 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. 37414 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15061(B)(3) (Activities Covered by General Rule Exemption) – EA43085 – Applicant: Regent Winchester, LLC – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Very High Density Residential (CD-VHDR) (14-20 DU/AC) – Open Space: Conservation (OS-C) – Highway 79 Policy Area – Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, easterly of Rice Road, and westerly of Seta Street – 23.44 gross acres – Zoning: Specific Plan (SP No. 288) Planning Area No. 1,4,6 – **REQUEST:** Schedule "J" subdivision of 23.44 acres into two (2) lots with a 9.74 minimum lot size.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter  
DATE OF HEARING: **APRIL 23, 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 Kevin White at (951) 955-1414 or email at [kewwhite@rivco.org](mailto:kewwhite@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: Kevin White  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 19, 2018,

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

APN (s) or case numbers PM37414 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

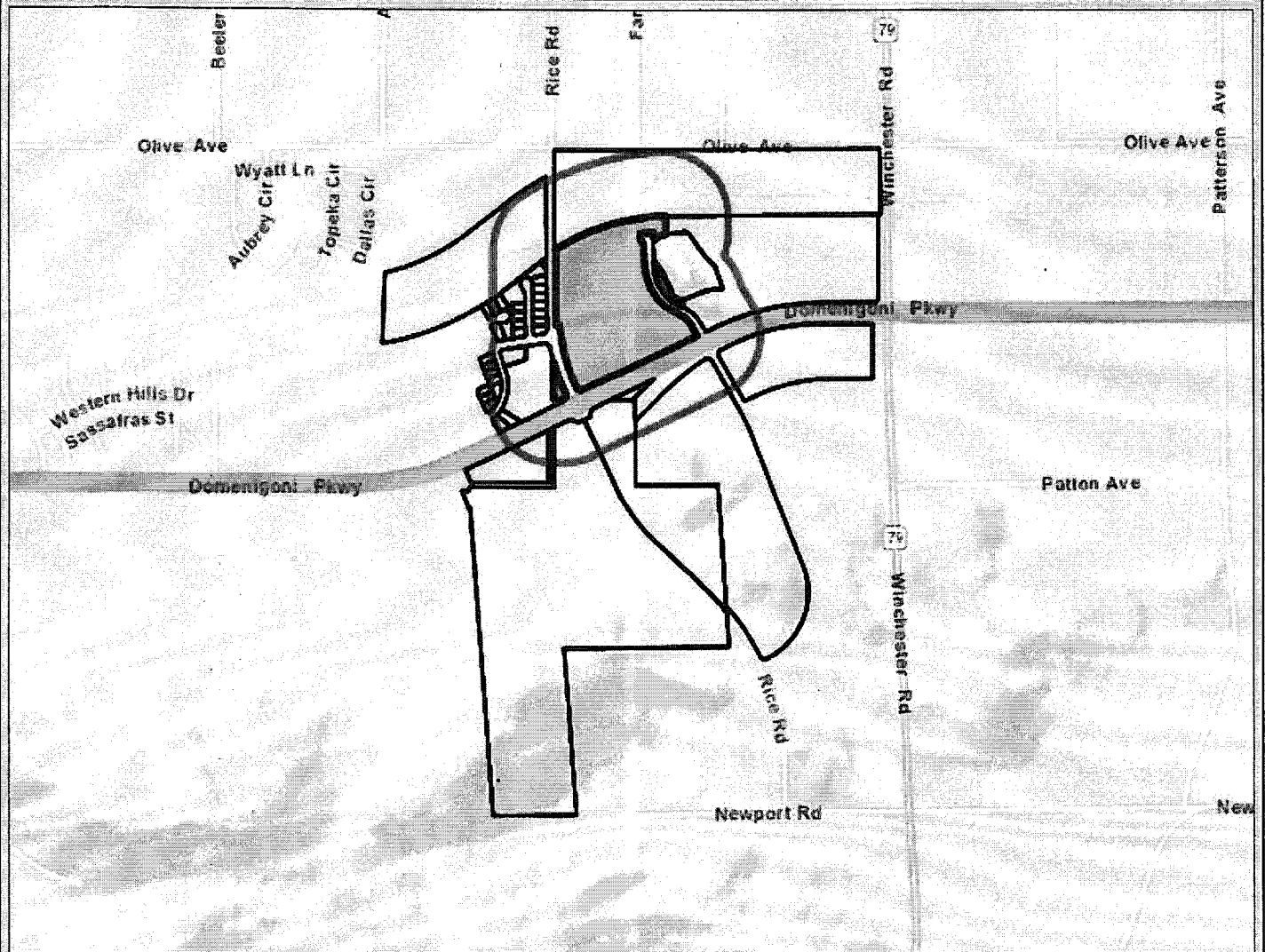
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS

PM37414 ( 600 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... 1/22/2018 9:49:38 AM

© Riverside County RCIT

461220009  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

461220018  
SR CONESTOGA  
41391 KALMIA ST NO 200  
MURRIETA CA 92562

461220018  
SR CONESTOGA  
41391 KALMIA ST NO 200  
MURRIETA CA 92562

461220013  
WINCHESTER 12 PARTNERS  
ROGER A ALFRED  
HELEN M THOMAS

40 VIA SANTA MARIA  
SAN CLEMENTE CA 92672

461210020  
SR CONESTOGA  
41391 KALMIA ST NO 200  
MURRIETA CA 92562

461200043  
SR CONESTOGA  
41391 KALMIA ST NO 200  
MURRIETA CA 92562

461210019  
SR CONESTOGA  
41391 KALMIA ST NO 200  
MURRIETA CA 92562

461340021  
VALLEY WIDE REC & PARK DIST  
P O BOX 907  
SANJACINTO CA 92581

461200038  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

461200046  
SR CONESTOGA  
41391 KALMIA ST NO 200  
MURRIETA CA 92562

461220022  
REGENT WINCHESTER  
C/O C/O JEFF DINKIN  
11990 SAN VICENTE STE 200  
LOS ANGELES CA 90049

461321018  
LENNAR HOMES OF CALIF INC  
980 MONTECITO DR STE 300  
CORONA CA 92879

461341002  
VALLEY WIDE REC & PARK DIST  
P O BOX 907  
SANJACINTO CA 92581

461340004  
LENNAR HOMES OF CALIF INC  
980 MONTECITO DR STE 300  
CORONA CA 92879



461340018  
LENNAR HOMES OF CALIF INC  
980 MONTECITO DR STE 300  
CORONA CA 92879

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CORONA CA 92879

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CORONA CA 92879

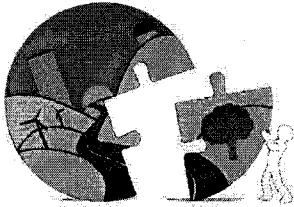
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980 MONTECITO DR STE 300  
CORONA CA 92879

461321021  
LENNAR HOMES OF CALIF INC  
980 MONTECITO DR STE 300  
CORONA CA 92879

461340009  
LENNAR HOMES OF CALIF INC  
980 MONTECITO DR STE 300  
CORONA CA 92879

461340016  
LENNAR HOMES OF CALIF INC  
980 MONTECITO DR STE 300  
CORONA CA 92879

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607



# 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.: PM37414 / EA43085

Project Location: North of Domenigoni Parkway, south of Olive Avenue, east of Rice Road, and west of Seta Street.

Project Description: PM37414 is a Schedule "J" subdivision of 23.44 acres into two lots, for finance/conveyance purposes.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Regent Winchester, LLC, 11990 San Vicente Blvd, Los Angeles, CA 90049

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption ( )  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption ( )  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: 15061 (b) 3 – General Rule

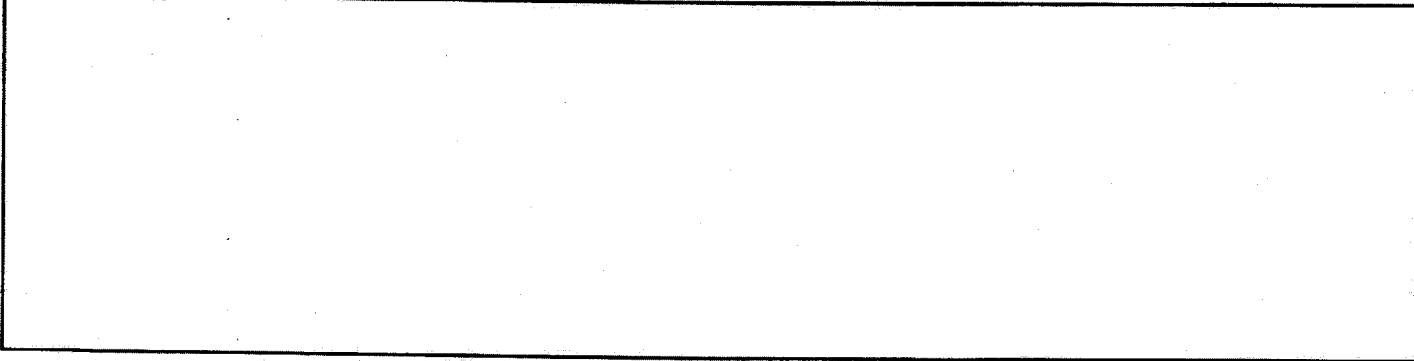
**Reasons why project is exempt:** The proposed schedule "J" subdivision is covered by the general rule (section 15061 (b) 3) which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the subdivision in question may have a significant effect on the environment, because the proposed map is for finance and conveyance purposes and will not result in any legal building sites. In addition, the proposed subdivision will not authorize the site to be graded.

Kevin White County Contact Person (951) 955-1417 Phone Number

\_\_\_\_\_  
Signature Title Date  
Planner IV April 23, 2018

Date Received for Filing and Posting at OPR: \_\_\_\_\_  
Revised: 02/27/2018: Y:\Planning Case Files-Riverside office\PP26197\DH-PC-BOS Hearings\DH-PC\PP26197 NOE.docx

Please charge deposit fee case#: ZEA No.42996 ZCFW No. 6364- County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**



**INVOICE (PLAN-CFG06460)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Regent Winchester LLC  
11990 E San Vicente Blvd, Ste S200  
Los Angeles, Ca 90049

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06460	11/06/2017	11/06/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06460	0452 - CF&G TRUST: RECORD FEES	\$50.00
<b>SUB TOTAL</b>		<b>\$50.00</b>

**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

**From:** albia miller <stopbuildinganything@gmail.com>  
**Sent:** Tuesday, July 17, 2018 8:19 AM  
**To:** COB

Dear Ms. Maxwell

Here are some opposition votes without text for Administration Action July 17, 2018

- 1.2 Low density Lake Mattheews Oppose Project in entirety of any density.
- 1.3 Oppose Lansing half are lots near Cole Avenue Leave the open spae andit will not inrease traffi and pollution.
- 1.4 Oppose extension of time to add 132 more residents to area near Cajalo Road BY Lansing.
- 1.5 Oppose Lansing turning 49 ares into 82 water draining residencies.
- 1.6 Oppose Bridge walk extension of time for 64 acres turned into 69 lots of more deimation of open space the home of wildlife.\
- 1.7 Oppose TTM 35815 turning 44 acres into 5 are mini farms next to the Santa Rosa Preserve.
- 1.8 Oppose TTM 31735 Small projects add more people and cars and then add to each other.
- 1.9 Is this a used are or an open space. Find an already existing struture and remodel.
- 1.10 Oppose TTM 33248 NOT MORE HOUSINGMINI FARMS in Temscual Canyon. That pours traffic onto I-15.
- 1.11 Oppose TTM 32379 You see the Temecula claiming they are helping traffic with Butterfield Stage Road when they and the County are taking advantage of the Road by building and the produets are high heat producing paved over large block buildings.
- 1.12 Oppose TTM 33145 turning 34 ares into 348 Condominiums with all the traffic that Domenigoni Parkway shall suffer in Winchester.  
Deny the time extension. This is catastrophic to the traffic from San Diego to Los Angeles to Riverside. Copper Skye needs to withdraw his development application and decrease the environmental damage suh a project would cause.
- 1.13 Oppose TTM 32151 Ranon Sevilas attak on Rancho California's District with 180 condos plus 5 to 8 houses per acre. This is creating high density of over capacity thru out the South Side of Riverside County or the wall to wall you all from Tijuana to Santa Barbara.
- 1.14 Oppose TTM 30976 West Sac River Developers turning 53 ares into 162 single family houses along Leon Road under the Winchester Specific Plan. Why did Winchester a rural horse property and agriculture and open space for wildlife refuge unpatriotically allow such an attack by developers of massive building projects? I am sure the community of Winchester will not vote for people who voted this demise to the land.
- 1.15 Oppose TTM 30977 developer Winchester Hills needs to be cut off from owning land if this the atrocity that they do with it. Seize their land and place it in a preserve. They have stolen from the Earth 260 acres and making pollution and traffic in Winchester with many projects and this one is 416 houses. Not homes beause these people will drive to jobs everyday and never make it because of traffic on Winchester Road.

1.16 Oppose TTM 30877 What ever you add to Riverside area and this is 20 houses on ten acres will concentrate more pollution, traffic and water drain. This will decrease the visual of open horizons with drive ways, buildings, grass lawns and run off the wildlife. Plus add up the amount of materials needed to B.U.I.L.D.

1.17 Oppose TTM 30972 South of Hyway 74 72 acres into 91 lots. That is further loking out the open space on Hyway 74 and decreasing the Response times for First RESPONDERS because of too many people being allowed in Riverside County because of more building permits

1.18 Oppose TTM 20910 This will open land for more 20 acre farms. There are enough people living in rural Aguanga on a dangerous Hyway system. It is good that 102 acres will be used for breathing open spaces, however, etching away 93 acres for disruptive human activities is determiental to Aguanga's peace and quite.

1.19 Oppose TTM 34677 This is over crowding added to an area that should never been discovered by developers as people have to drive to necessary and unnecessary activities that they chose and they aren't smart enough to ride buses. Therefore, they create pollution and traffic and this will be from 73 ares into 200 overly dense housing.

1.20 Oppose Another attack near Domenigoni Parkway TTM 30807 which will bring in close to a thousand houses in the Winchester Specific Plan of Shame. Shame on the County for allowing the sell of land to developers especially these cut throat SR Conestoga high density cracker box house builders. What's going on with the Earthquake zoning the county keeps placing houses on? This is the tacky plan of years ago of Diamond Lake supply water for building on both sides of Domenigoni Parkway. If people would have voted on this density, they would have said NO.

1.21 Oppose TTM 37414 23 ARES INTO VERY HIGH DENSITY ALONG DOMENIGONI HYWAY This need to be unpermitted due to there not even being the final amount of High Density and probably it is apartments. How horrific!!!

1.22 Oppose TTM 34552 MEDIUM HIGH DENSITY HOUSING IN A DESERT THAT IS JUST SUCKING UP THE COLORADO RIVER, WELLS, RAIN WATER.

1.23 Oppose TTM 34553 More horror for Coachella Valley with Medium High Density Housing. Who wants to live in this triple Density Housing. I doubt if you an sell this. You are going to overlooad the electrical System even with the Desert Solar andgo back to Black Outs.  
You are going to stand in IINE FOR WATER.

ALBIA MILLER