

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



ITEM
1.6
(ID # 7819)

MEETING DATE:

Tuesday, September 11, 2018

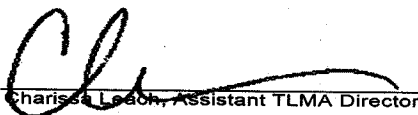
FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S DECISION TO FIND THAT NO FURTHER CEQA REQUIRED PURSUANT TO CEQA SECTION 15162 and APPROVE TENTATIVE PARCEL MAP NO. 37073- Applicant: Richland Developers, Inc. Craig Cristina - Engineer/Representative: Albert A. Webb Associates - Fifth Supervisorial District - Lakeview/Nuevo Area Plan - Nuevo Zoning Area, Perris Reservoir Zoning District - General Plan: Community Development: Community Center (CD:CC) (5-40 du/ac - 0.10-0.3 Floor Area Ratio), Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Rural Residential (CD:RR) (5 acre minimum), Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac), Community Development: Medium High Density Residential (CD: MHDR) (5-8 du/ac), Community Development: Very High Density Residential (CD: VHDR) (14-20 du/ac), Open Space: Conservation (OS-C), Open Space: Conservation Habitat (OS-CH), Open Space: Recreation (OS-R), Open Space: Water (OS:W) - Zoning: Specific Plan (SP 239) Stoneridge - Location: Northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Foothill Avenue, and westerly of San Jacinto River - REQUEST: The Tentative Parcel Map is a Schedule J subdivision of 699.95 gross acres into sixteen (16) parcels with a minimum parcel size of 20.82 acres - APNs: 307-070-003, 004 and 005, 307-080-005, 006, 007 and 008, 307-090-001, 002, 004, 005, and 006, 307-100-001, 003, 004 and 005, 307-110-003, 007 and 008, 307-220-001, 307-230-019 and 020. [Deposit Based Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on page 2

ACTION: Consent



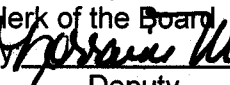
Charissa Leach, Assistant TLMA Director

9/4/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: September 11, 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**

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Assistant TLMA Director's Notice of Decision for the above-referenced case acted on by the Hearing Officer on August 13, 2018.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The applicant is proposing a Schedule "J" finance/conveyance subdivision map to subdivide approximately 699 gross acres into 16 parcels which range in size from 20.62 acres to 80.89 acres. It was determined that no new environmental document was required because all significant effects on the environment had been adequately analyzed in the previously certified EIR No. 165 for Specific Plan No. 239, pursuant to conditions described in CEQA Guidelines Section 15162 and Tentative Parcel Map No. 37073 approved at the Director's Hearing on August 13, 2018.

Board Action

The Hearing Officer's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

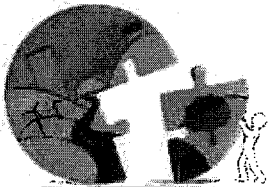
The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and at the Director's Hearing.

ATTACHMENTS:

- A. Director's Hearing Report of Actions**
- B. Director's Hearing Staff Report**

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


Scott Brukner 9/4/2018



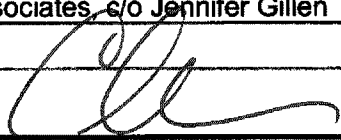
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.3

Director's Hearing: August 13, 2018

PROPOSED PROJECT

Case Number(s):	PM No. 37073	Applicant(s): Richland Developers Inc., c/o Craig Cristina
CEQA:	No Further Review Required	Representative(s): Albert A Webb Associates, c/o Jennifer Gillen
Area Plan:	Lakeview/Nuevo	
Zoning Area/District:	Nuevo Area and Perris Reservoir District	
Supervisory District:	Fifth District	 Charissa Leach, P.E. Assistant TLMA Director
Project Planner:	Deborah Bradford	
Project APN(s):	307-070-003-005, 307-080-005-008, 307-090-001,002,004-006, 307-100-001,003-005, 307-110-003,007,008, 307-220-001, 307-230-019, and 020	

PROJECT DESCRIPTION AND LOCATION

The Tentative Parcel Map is a Schedule 'J' finance/conveyance subdivision map to subdivide approximately 699 gross acres into sixteen (16) parcels which range in size from 20.62 acres to 80.89 acres.

The Project site is located north of Nuevo Road, south of Ramona Expressway, east of Foothill Avenue, and west of San Jacinto River and is within the Stoneridge Specific Plan No. 239.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE ASSISTANT TLMA DIRECTOR:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 165** for Specific Plan No. 239 pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVE TENTATIVE PARCEL MAP NO. 37073, 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: Stoneridge Specific Plan No. 239
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1.6 9/11/2018

Specific Plan Land Use:	Medium Density Residential, Medium-High Density Residential, Very-High Density Residential, Commercial/Mixed Use, Public Facilities, and Parks/Open Space/Recreation
Existing General Plan Foundation Component:	Community Development, Rural Community, Rural and Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Community Center (CD: CC), Community Development: Commercial Retail, (CD: CR), Community Development: Medium Density Residential (CD: MDR), Community Development: Medium-High Density Residential (CD: MHDR), Open-Space: Conservation (OS:C), Open-Space: Conservation Habitat (OS: CH), Open Space: Recreation (OS: Rec), Open Space: Water (OS: W), Rural: Rural Residential (R: RR), and Community Development: Very-High Density Residential (CD: VHDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	2-4 DU/Acre Policy Area and San Jacinto River Project Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Medium Density Residential (CD: MDR), Open Space: Conservation (OS: C), Open Space: Conservation Habitat (OS: CH), Rural: Rural Residential (R: RR), and Community Development: Public Facilities (CD: PF)
East:	Community Development: Medium Density Residential (CD: MDR) and Open Space: Water (OS: W)
South:	Open Space: Water (OS: W), Community Development: Medium Density Residential (CD: MDR), and Community Development: Public Facilities (CD: PF)
West:	Open Space: Conservation (OS: C), Agriculture: Agriculture (AG: AG), Community Development: Community Center (CD: CC), Open Space: Recreation (OS: Rec), Community Development: Medium Density Residential (CD: MDR), and Rural: Rural Residential (R: RR)
Existing Zoning Classification:	Specific Plan
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	

North:	Residential- Agricultural, 5-acre lot (R-A-5), and Controlled Development Areas (W-2)
East:	Rural Residential (R-R) and Residential Agricultural, 5-acre lot (R-A-5)
South:	Watercourse, Watershed and Conservation (W-1) and Rural Residential (R-R)
West:	Specific Plan
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land, and Lake Perris
South:	Vacant Land and Residential Development
East:	Agricultural Uses, Residential Development
West:	Vacant Land, Residential Development and City of Perris

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	699 gross acres	
Total Proposed Number of Lots:	16	
Map Schedule:	J	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Lakeview/Nuevo/Romoland/Homeland #146
Special Flood Hazard Zone:	Yes – San Jacinto River Flood Plain
Dam Inundation Area	Yes – Lake Perris
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low to Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate/High, Very High, SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 2442, 2547, 2651, 2761, 2762, and 2865
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone E

PROJECT LOCATION MAP, TPM NO. 37073 and SP NO. 239 CONCEPTUAL LAND USE PLAN

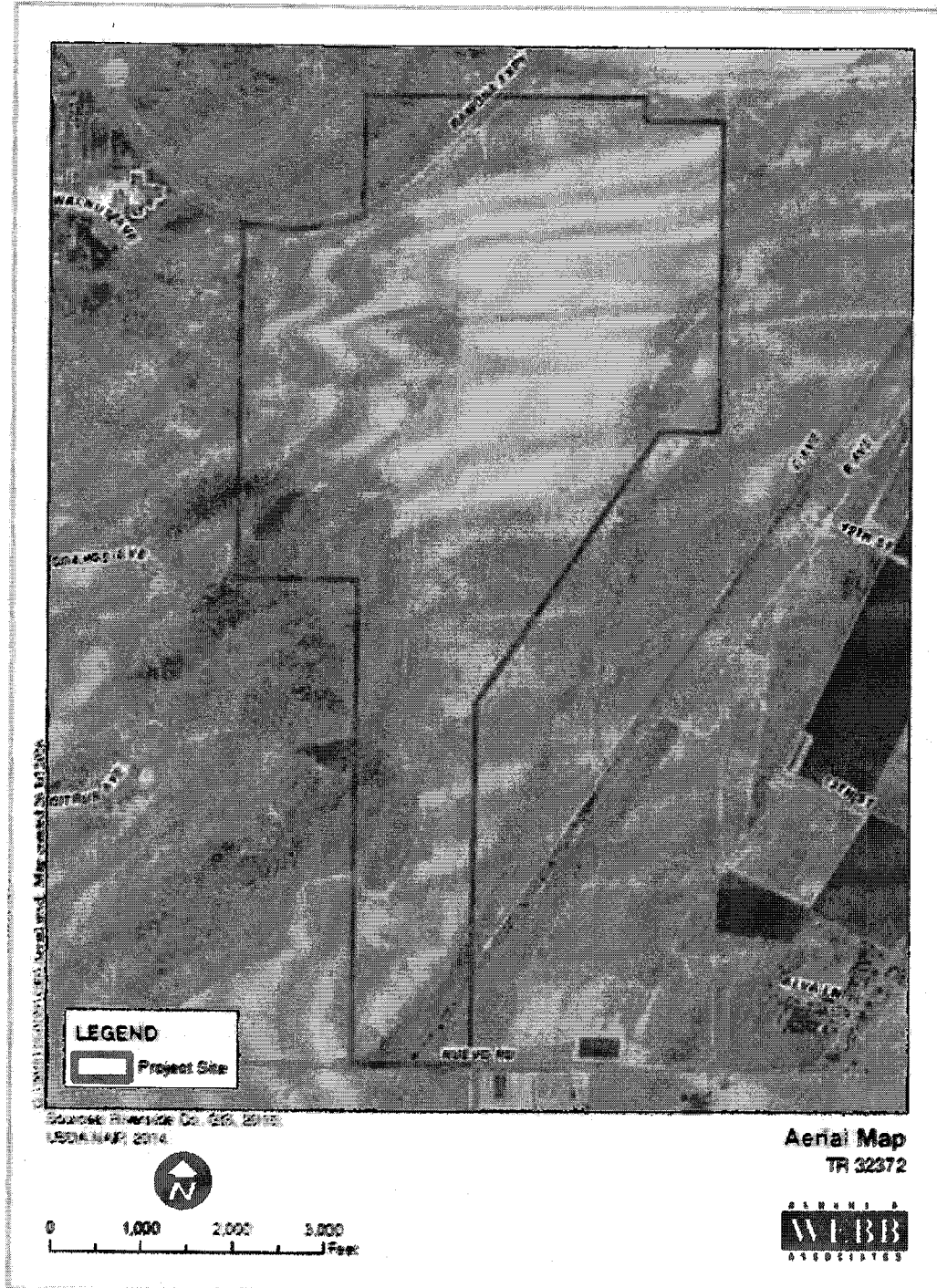


Figure 1. Project Site Location

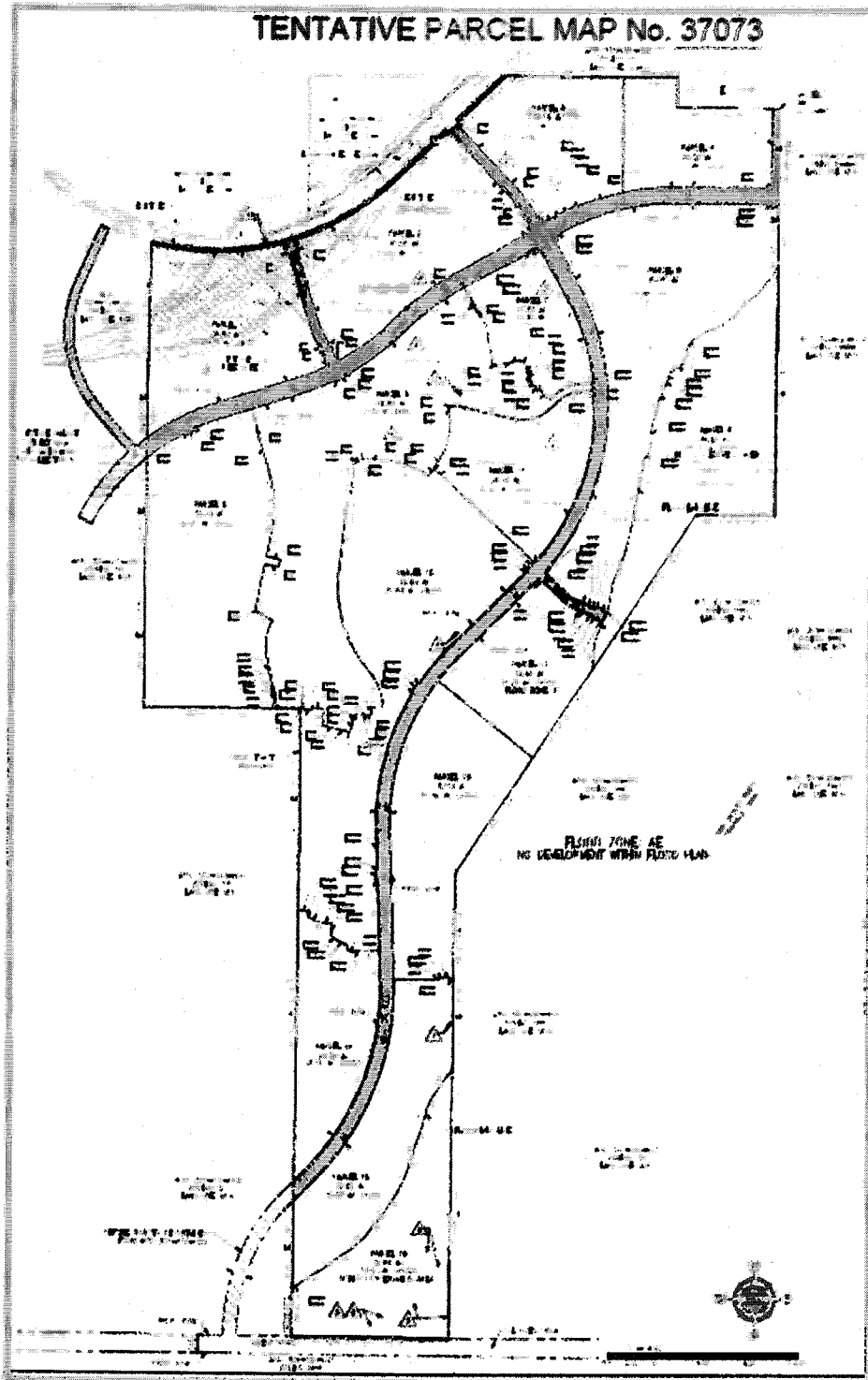


Figure 2. Tentative Parcel Map 37073

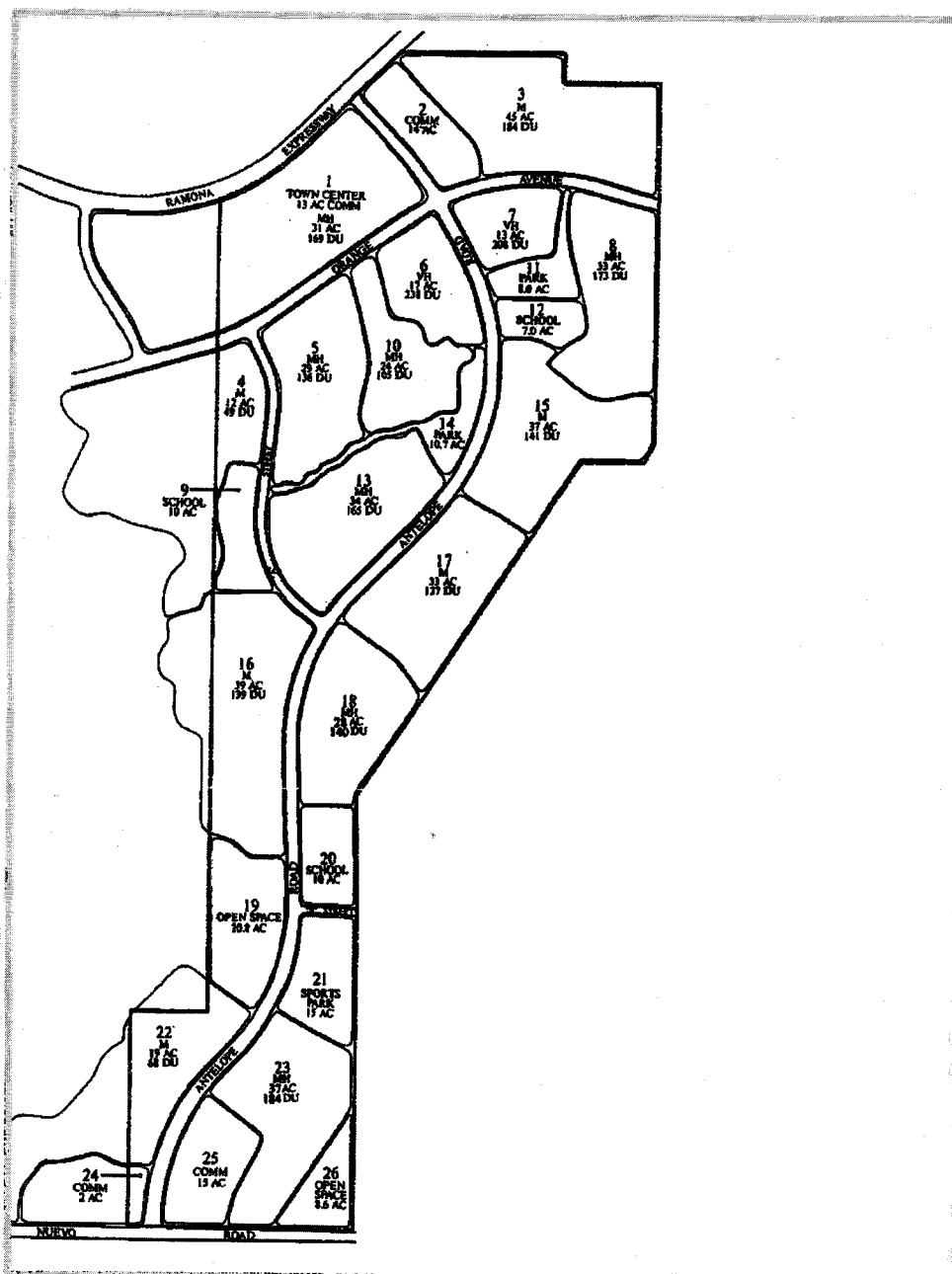


Figure 3. Specific Plan No. 239 Conceptual Land Use Plan

PROJECT BACKGROUND AND ANALYSIS

Background:

Ordinance No. 460 was amended in October 2017 to include Schedule 'J' Maps which allow for the division of land solely for the purposes of financing or conveying title to all or a portion of the land. A Schedule 'J' subdivision map does not create any legal building sites or be considered a vesting map. The applicant resubmitted their Map in December as a Schedule 'J' Map which has enabled them to obtain clearances from Archeology and Biology given that no earthmoving activity was occurring.

The project site is located in the Stoneridge Specific Plan No. 239 (Figure 3) which was approved in April 1992. The Specific Plan is comprised of approximately 699 gross acres and includes 26 planning areas which include residential, commercial, public facilities, recreation and open space conservation areas. Tentative Tract No. 32372 a Schedule 'A' map which generally fits within Planning Areas 4, 5, 6, 9, 10, 13, 14, and 16 of the Specific Plan was approved by the Board of Supervisors on March 13, 2007.

The proposed Schedule 'J' Tentative Parcel Map includes the entire Specific Plan Area and is divided into 16 lots. The map is for financial purposes only and will not include any development. Ultimate development of the site will be implemented by Tract Map 32372 and future maps that will incorporate the remaining planning areas of the Specific Plan.

Airport Influence Area ("AIA")

The project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on January 6, 2017 File No. ZAP1234MA16 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E were provided by ALUC. Conditions applied include restrictions on, lighting that would be distracting to aircraft taking off or landing, uses that could attract large concentration of birds and electrical interference with aircraft. Uses / activities such as wastewater management facilities, trash transfer stations, recycling centers containing putrescible wastes or incinerators are prohibited. Lastly, potential purchasers of the property and to tenants of the building shall be notified that the property is located in the vicinity of an airport influence area.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Tentative Parcel Map 37073 will not result in any new significant environmental impacts not identified in certified EIR No. 165. The Tentative Parcel Map is a Schedule 'J' map which is for financing or conveyance purposes only and will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 165, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Tentative Parcel Map No. 37073 is a Schedule 'J' map which is for financing/conveyance purposes only. No physical change will occur in regards to the adopted Specific Plan No. 239

which was the basis of the analysis of EIR No. 165 and encompasses the proposed Tentative Parcel Map boundaries; and,

- b. The subject site was included within the Specific Plan's project boundary analyzed in EIR No. 165; and,
- c. Specific Plan No. 239 was included in Ordinance No. 348.3430, which was analyzed in EIR No. 165; and,
- d. There are no changes to the mitigation measures included in EIR No. 165; and
- e. Tentative Parcel Map No. 37073 does not propose any changes to the approved Specific Plan No. 239 as reviewed in EIR No. 165.

FINDINGS AND CONCLUSIONS

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

Tentative Parcel Map

- 1. Tentative Parcel Map No. 37073 is a Schedule 'J' Map which proposes to subdivide 699 gross-acres into 16 lots for financing purposes. The findings required to approve a Map, pursuant to the provisions of the Ordinance No. 460, are as follows:
 - a. 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, commercial and recreational uses in a matter consistent with the General Plan and the Specific Plan. While the proposed subdivision creates parcel sizes below the density range of the Specific Plan, the Schedule 'J' map is only for finance/conveyance purposes and the development of the site would be implemented by future Tentative Tract or Parcel Maps that would be consistent with the Specific Plan No. 239. The currently proposed Tentative Parcel Map is intended to allow individual home builders and commercial developers to develop portions of the project site in a manner consistent with the land use designation and the development standards of the Specific Plan No. 239.
 - b. The site of the proposed land division is physically suitable for the type of development and density, in that the Project site has adequate access and infrastructure to accommodate future residential and commercial uses, as previously documented in Specific Plan No. 239 and EIR No. 165.. No

improvements or physical changes will be a part of this project. Ultimate development will occur with the approval of future maps and will be developed and designed based on the land use designation and development standards of the approved specific plan.

- c. 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 Schedule 'J' map is only for financing and conveyance purposes and will not result in any grading activities or construction. In addition, the proposed subdivision is consistent with Specific Plan No. 239 and EIR No. 165, and would not cause any additional impacts beyond those analyzed in EIR No. 165.
 - d. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the Schedule 'J' Map is for financing and conveyance purposes. No physical changes will occur.
 - e. 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 divisions in that the subdivision is a financing and conveyance map and does not include specific plans for the ultimate development of the property or construction purposes. No grading or construction will be a part of this Tentative Parcel Map.
2. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by Ordinance No. 460 for a Schedule 'J' Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'J' improvement requirements of Ordinance No. 460 Section 10.5 as listed below:
- a. **Submission Criteria** - The land to be subdivided by the Schedule 'J' Map is not developed and is located within a previously approved specific plan (SP No. 239) which will ultimately be for the development of residential, commercial, public facilities, recreational and open space uses.
 - b. **Minimum Requirements.** The proposed 16 parcels exceed the lot sizes of the approved Specific Plan No. 239 which range in size for residential lots from 5,000 square feet to 7,200 square feet. The proposed lot sizes for the Schedule 'J' Map range in size from 20.62 acres to 80.89. Legal access will be provided to the site via Ramona Expressway, Antelope Road, Orange Avenue and Nuevo Road. There are no physical constraints that affect the feasibility of future development, as previously determined by EIR No. 165, apart from approximately 80 acres that will be set aside as MSHCP Conservation Areas. Because the proposed Parcel Map is for financing and conveyance purposes no legal lots will be created nor will any grading or construction occur. Ultimate development of the site will comply with the development standards of Specific Plan No. 239.
 - c. **Compliance.** The proposed Parcel Map includes all of the required information required for the map, which includes, lot numbers, street identification letter, and assessor parcel numbers.

Land Use Findings

3. The Project site has the following General Plan Land Use Designations of Community Development: Community Center (CD: CC), Community Development: Commercial Retail, (CD: CR), Community Development: Medium Density Residential (CD: MDR), Community Development: Medium-High Density Residential (CD: MHDR), Open-Space: Conservation (OS:C), Open-Space: Conservation Habitat (OS: CH), Open Space: Recreation (OS: Rec), Open Space: Water (OS: W), Rural: Rural Residential (R: RR), and Community Development: Very-High Density Residential (CD: VHDR). The proposed Tentative Parcel Map is for the subdivision of approximately 699 gross acres into 16 lots for the purposes of financing. No grading or construction will be a part of this Map. However, ultimate development of the site will occur with future tract maps designed in accordance with the adopted Specific Plan No. 239 and surrounding and future land uses.
4. The project site has a Zoning Classification of Specific Plan and is consistent with the Riverside County General Plan. The Proposed Tentative Parcel Map is a Schedule 'J' map and will not result in any grading or new construction. Ultimate development will occur with future tract maps which will be designed in accordance with the development standards of the adopted Specific Plan No. 239.
5. The project site is located within Criteria Cells **244, 2547, 2651, 2761, 2762, and 2865** of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). The applicant has gone through the Habitat Acquisition Negotiation Strategy (HANS file #269) which was completed in 2006. When the Specific Plan was adopted in 1992 the WRMSHCP had not been adopted. The MSHCP was adopted in 2004. Areas of open space had been delineated on the Land Use Map for the Specific Plan; however, with adoption of the MSHCP and the location of criteria cells within the Project Site further evaluation of the site was required to determine the actual acreage and location of conservation areas for the land divider to determine where future development could take place. The applicant has agreed that prior to map recordation or grading permit issuance whichever comes first, a total of approximately 80 acres shall be offered pursuant to a conservation easement or dedication acceptable to the Western Riverside County Regional Conservation Authority (RCA). This easement or dedication shall prohibit grading or any other disturbance or modification of the property.
6. The project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on January 6, 2017 File No. ZAP1234MA16 was determined to be consistent with the 2014 March Air Reserve 1 Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E were provided by ALUC. Conditions applied include restrictions on, lighting that would be distracting to aircraft taking off or landing, uses that could attract large concentration of birds and electrical interference with aircraft. Uses / activities such as wastewater management facilities, trash transfer stations, recycling centers containing putrescible wastes or incinerators are prohibited. Lastly, potential purchasers of the property and to tenants of the building shall be notified that the property is located in the vicinity of an airport influence area.

7. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Because the Tentative Parcel Map is a Schedule 'J' Map no grading or construction will occur resulting in the installation of lighting. However, ultimate development of the Project site will be required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
8. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit 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 Project, instead of onsite 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.

Fire Findings

9. The project site is located within a Cal Fire State Responsibility Area ("SRA") in a very high/moderate fire hazard severity zone.
 - a. The proposed land division is a Schedule 'J' Map and is for financing purposes only, no grading or construction will occur. However, ultimate development of the site will be designed so that each lot within Specific Plan No. 239, is in compliance sections 4290 and 4291 of the Public Resources Code by providing blue dot reflectors within streets, fire hydrant spacing requirements standards relating to driveways, turnarounds, gates, fire sprinkler systems, and vegetation management requirements.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department, Nuview Fire Station, located approximately 2.5 miles north east of the Project site.
 - c. The proposed Tentative Parcel Map is a Schedule 'J' map which is for financing purposes. No grading or new construction will occur. However ultimate development of the site will be designed pursuant to the adopted Specific Plan No. 239. The approved Tentative Tract Map No. 32372 and any future maps within the area of Specific Plan No. 239 will be required to meet 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.

PUBLIC HEARING NOTIFICATION AND COMMUNITY 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 in opposition to the proposed project

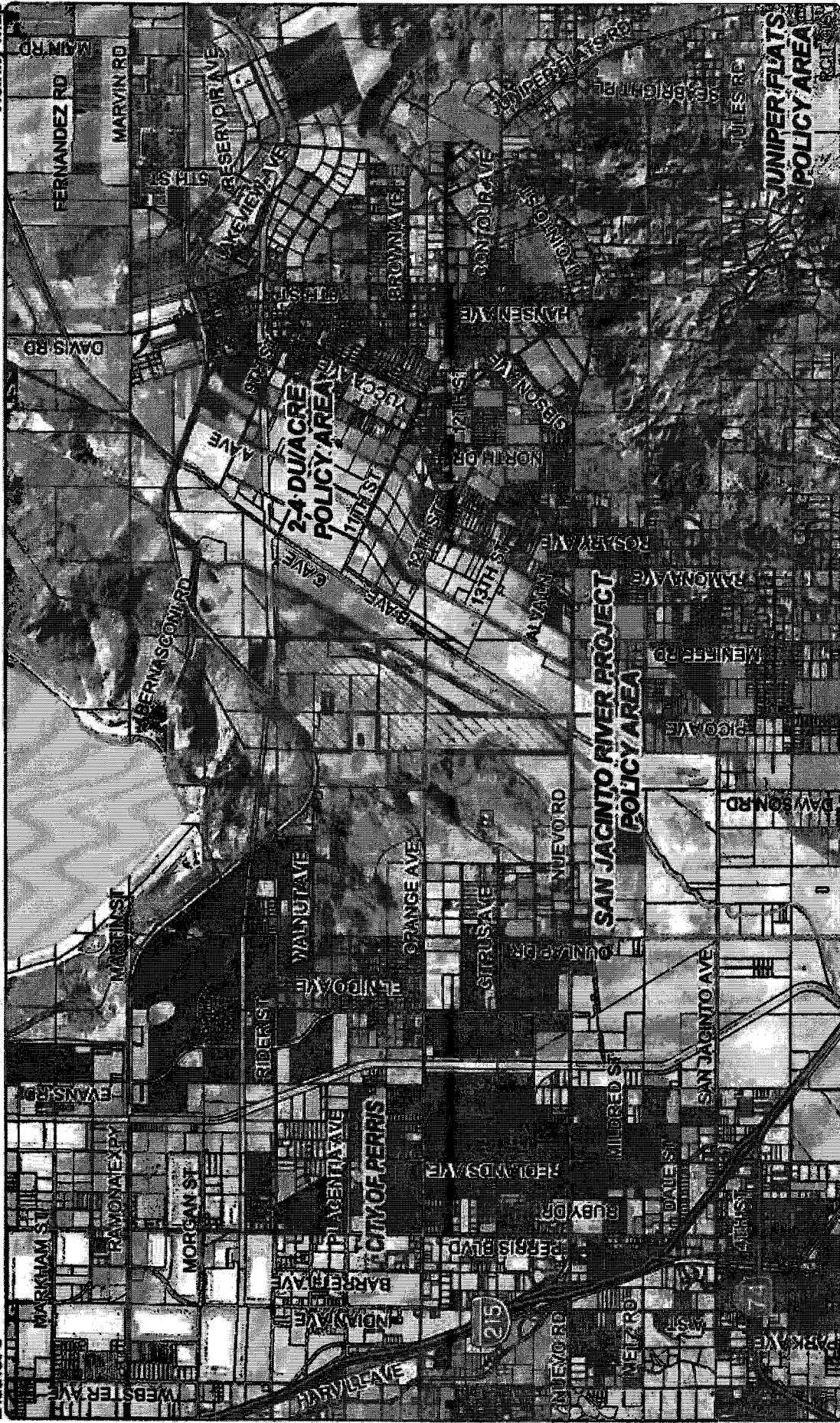
APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. The appeal shall be filed with the Planning Department within 10 days after the notice of decision of the Planning Director appears on the Board's agenda.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PM37073
VICINITY/POLICY AREAS**

Supervisor: Ashley
District 5

Date Drawn: 02/20/2018
Vicinity Map



Zoning Area: Nuevo
Zoning Dist: Perris Reservoir

Author: Vinnie Nguyen



NOTES: On October 7, 2014, the County of Riverside adopted a new General Ordinance that reorganized the unincorporated Riverside County jurisdictional areas. Any future publications, please contact the Riverside County Planning Department at (951) 953-5200. Elements of this map are as shown. North Arrow of (951) 953-5277. Source: County of Riverside, GIS, 12/2013. All rights reserved.

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37073

LAND USE

Supervisor: Ashley

District 5

Date Drawn: 02/20/2018

Exhibit 1



Zoning Area: Nuevo
Zoning Dist: Perris Reservoir

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, 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) 955-3290 (Western County) or in Palm Desert at (760) 965-6277 (Eastern County) or Website <http://planning.rctreasure.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

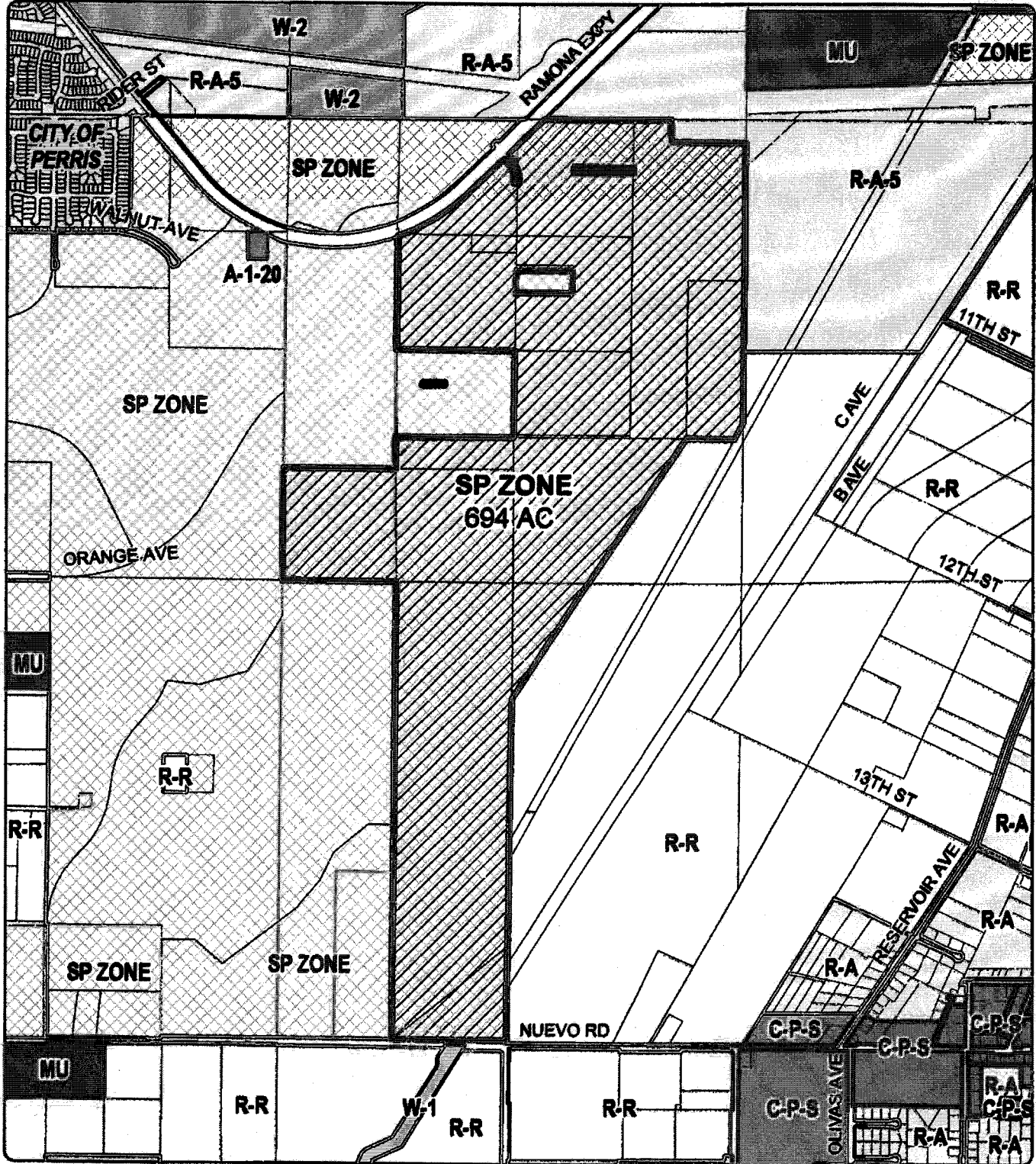
PM37073

Date Drawn: 02/20/2018

Supervisor: Ashley
District 5

EXISTING ZONING

Exhibit 2



Zoning Area: Nuevo
Zoning Dist: Perris Reservoir

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://riverside.ca.gov>

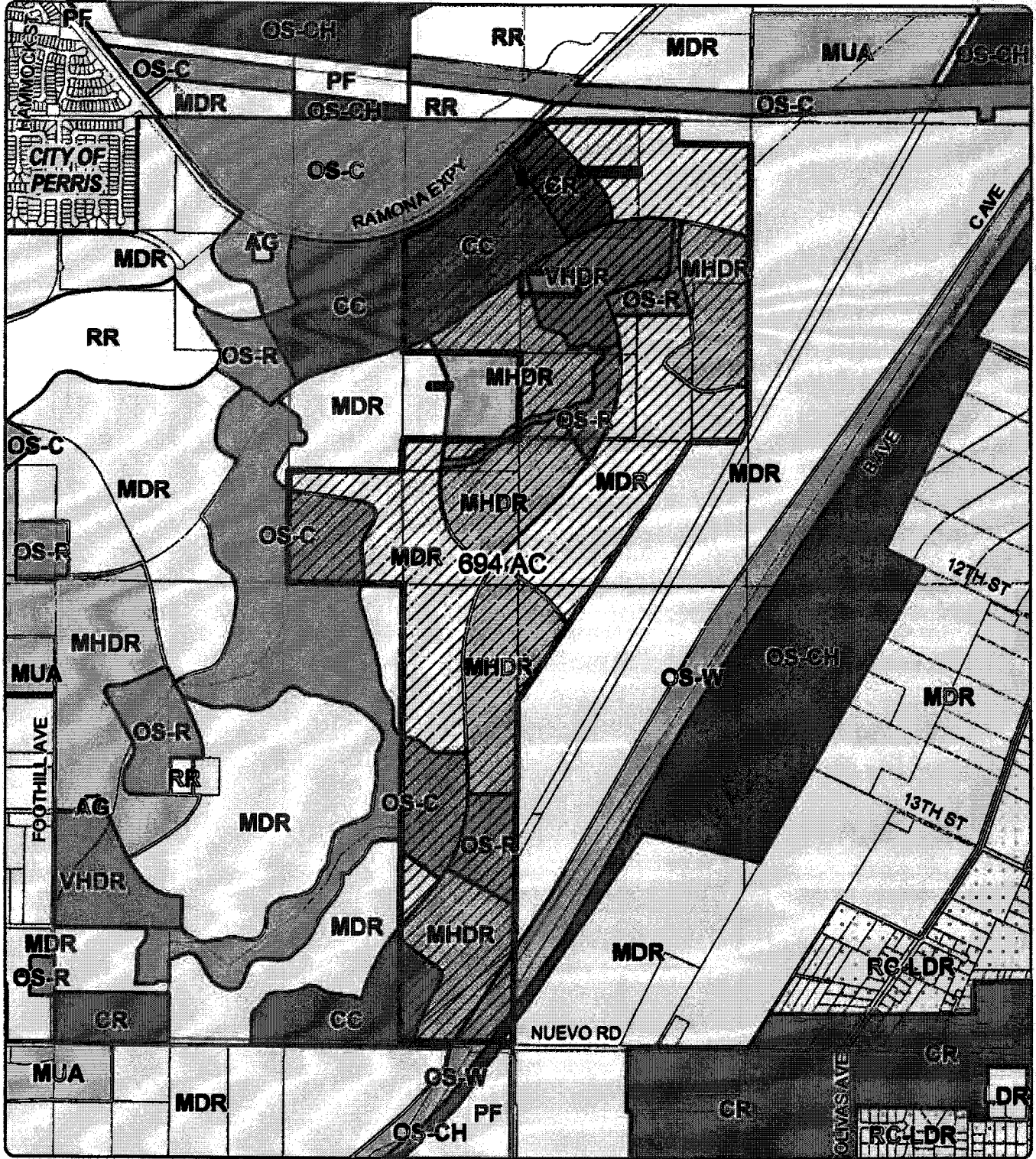
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37073

EXISTING GENERAL PLAN

Supervisor: Ashley
District 5

Date Drawn: 02/20/2018
Exhibit 5



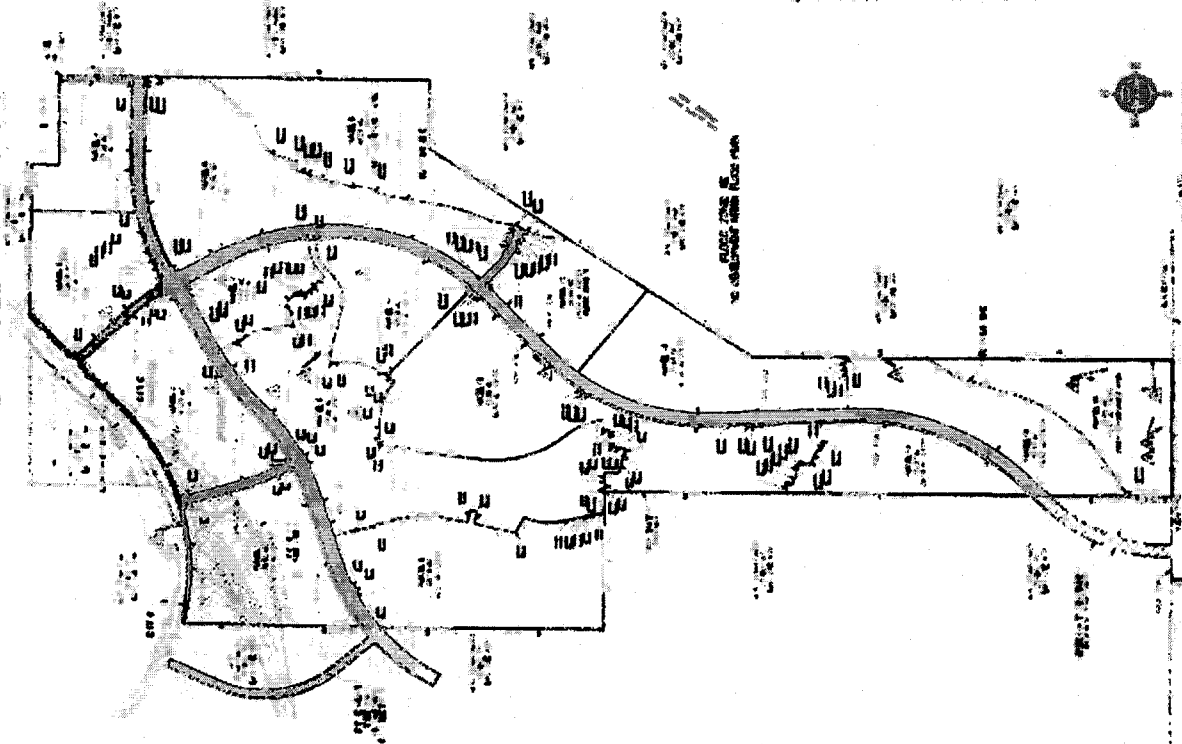
Zoning Area: Nuevo
Zoning Dist: Perris Reservoir

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-9200 (Western County) or in Palm Desert at (760)663-8277 (Eastern County) or Website <http://planning.ocrnet.org>

TENTATIVE PARCEL MAP No. 37073



LINE NO.	LINE NO.	LINE NO.	LINE NO.
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
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53	54	55	56
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93	94	95	96
97	98	99	100

LINE NO.	LINE NO.	LINE NO.	LINE NO.
101	102	103	104
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315-500-5000
TENTATIVE
PARCEL MAP 37073
SUBMITTAL

5-22-2008

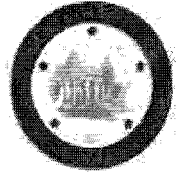
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 DATE 05-22-2008 BY 60322
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THE OFFICIAL RECORD OF THIS MAP IS THE ORIGINAL MAP AS FILED AT THE COUNTY CLERK'S OFFICE.
 THIS COPY IS A TRUE AND CORRECT COPY OF THE ORIGINAL MAP AS FILED AT THE COUNTY CLERK'S OFFICE.
 ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 05-22-2008 BY 60322 (U)



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

*Juan C. Perez
Agency Director*



07/12/18, 12:17 pm

PM37073

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37073. 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 - Project Description & Operational Limits

The land division hereby permitted is for the subdivision of 699.95 gross acres into sixteen (16) parcels which range in size from 20.62 acres to 80.89 acres. The proposed Schedule 'J' Tentative Parcel Map includes the entire Specific Plan No. 239 area and is divided into 16 lots. The map is for financial purposes only and will not include any development. Ultimate development of the site will be implemented by Tract Map 32372 and future maps that will incorporate the remaining planning areas of the Specific Plan.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TENTATIVE PARCEL MAP NO. 37073 dated December 13, 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:
 - 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. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)

Insurance Program)

- 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)

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 - 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. 2 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. 3 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-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC):

Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS
(cont.)

be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

E Health

E Health. 1 0010-E Health-USE - DEH REVIEW

This Department's review of PM37073 did not take into account any actual building or development, only the subdivision of land for "financial purposes" only. This is related to TR32372 which have conditions that will be required to be completed prior to giving clearances for PM37073 at later milestones.

E Health. 2 0010-E Health-USE - NOISE REVIEW

PM37073 which is related to TR32373 will be required to submit a noise study for review.

E Health. 3 0010-E Health-USE - WATER AND SEWER SERVICE

PM37073 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

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

Fire

Fire. 1 0010-Fire-MAP*-#15-POTENTIAL FIRE FLOW

ADVISORY NOTIFICATION DOCUMENT**Fire**

Fire. 1 0010-Fire-MAP*-#15-POTENTIAL FIRE FLOW (cont.)
The water mains shall be capable of providing the required fire flow as required by the CFC.

Fire. 2 0010-Fire-MAP*-#52-COM/RES HYDRANT

Approved fire hydrants shall be located no more than 400' from all portions of a commercial structure and no more than 600' of all portions of a residential structure with an approved residential sprinkler system.

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT

Bluebeam Session ID: 069-731-345

Parcel Map (PM) 37073 is a proposal for a *Schedule I subdivision of 700 acres into 16 parcels with a minimum lot size of 20 acres in the Nuevo area. The site is located between Ramona Expressway and Nuevo Road approximately 3600 feet east of Foothill Avenue and the San Jacinto River flowing along the southerly and easterly boundaries. This tentative map is related to Specific Plan 239 and Tract Map 32372.

The site lies at the base of hills to the south of Lake Perris. The site is subject to local offsite storm flows from the hills north of the Ramona Expressway as well as the hills to the west of the site. The topography of the site slopes southeasterly toward the San Jacinto River. The southern and eastern portions of the site are located within the 100-year Zone AE floodplain and floodway limits for the San Jacinto River as delineated on Panel No. 06065C-1435H and 1445H of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). It should be noted that no water quality basins will be permitted within the 100-year floodway limits for the San Jacinto River and should be placed outside the 2-year floodplain limits for the river.

Proposed Parcels 9 and 16 are labeled "open space" or "conservation area" and entirely within the 100-year floodplain limits and leave no suitable buildable sites. The intent for these two parcels is to remain undeveloped and be dedicated as conservation area for Multiple Species Habitat Conservation Plan (MSHCP). Therefore, no grading or building permits will be issued for these parcels and these parcels will be dedicated prior to or at the time of recordation. The backbone drainage and street infrastructure will be performed under the Tract Map 32372.

Portions of the site are located within the San Jacinto River and Perris Valley Area Drainage Plans (ADPs) where fees have been adopted by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading/building permits for this project. Although the current fee for the ADPs are \$2,215 and \$8,875 per acre respectively, the fees due will be based on the fee in effect at the time of payment.

ADVISORY NOTIFICATION DOCUMENT

Flood

- Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)
* Note this map was changed to a Schedule J.

Planning

- Planning. 1 0010-Planning-MAP - FEES FOR REVIEW

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

- Planning. 2 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 human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

- Planning. 3 0010-Planning-MAP - NO OFFSITE SIGNAGE

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

- Planning. 4 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

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

- Planning. 5 0010-Planning-MAP - SUBMIT BUILDING PLANS

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-MAP - SUBMIT BUILDING PLANS (cont.)
The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

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

PRIOR TO APPROVAL OF ANY IMPLEMENTING PROJECT, THE FOLLOWING CONDITION SHALL BE PLACED ON THAT PROJECT:
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, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

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

** If not already employed by the project developer, a County approved archaeologist

ADVISORY NOTIFICATION DOCUMENT**Planning**

Planning. 7 **0010-Planning-MAP - UNANTICIPATED RESOURCES
(cont.)**

shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

Planning. 8 **0010-Planning-MAP*- MAP ACT COMPLIANCE**

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

Planning. 9 **0010-Planning-MAP*- ZONING STANDARDS**

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Specific Plan zone.

Planning. 10 **0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE**

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

Planning. 11 **0020-Planning-MAP*- EXPIRATION DATE**

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

Planning-All

Planning-All. 1 **0010-Planning-All-MAP - 90 DAYS TO PROTEST**

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

Planning-All. 2 **0010-Planning-All-MAP - HOLD HARMLESS**

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS (cont.)
from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Tentative Parcel Map No. 37073 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Tentative Parcel Map No. 37073, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such 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 ALUC Conditions

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 ALUC Conditions (cont.)
prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The review of this Tentative Parcel Map is based on the proposed uses and activities noted in the project description. the following uses/activities are not include in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lakeview/Nuevo Area Plan:

(a) Any use which would direct a steady light or flashing of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engage in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. All potential purchasers of the property and tenants of buildings shall be provided notice that the property is located in an airport influence area as provided in the letter from the Airport Land Use Commission dated January 6, 2017.

4. No detention basins are depicted on the site plan. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basins(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

Transportation

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

Additional information, standards, ordinances, policies, and design guidelines can be

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE (cont.)
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 - STD INTRO 3(ORD 460/461)

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

Transportation. 4 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.

Plan: PM37073

Parcel: 307230020

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-MAP - 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.

****Note:** This project is related to TR32372.

050 - E Health. 2 0050-E Health-MAP - WATER & 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.

Fire

050 - Fire. 1 0050-Fire-MAP-#7-ECS-HAZ FIRE AREA Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787, CFC and CBC.

Flood

050 - Flood. 1 0050-Flood-MAP ADP FEES Not Satisfied

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the San Jacinto River and Perris Valley Area Drainage Plans which were 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 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. 3 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.

Planning

050 - Planning. 1 0050-Planning-MAP - AG/DAIRY NOTIFICATION Not Satisfied

Plan: PM37073

Parcel: 307230020

50. Prior To Map Recordation

Planning

050 - Planning. 1 0050-Planning-MAP - AG/DAIRY NOTIFICATION (cont.) Not Satisfied

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

050 - Planning. 2 0050-Planning-MAP - ECS EXHIBIT Not Satisfied

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

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

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

050 - Planning. 4 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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

050 - Planning. 5 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 6 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

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

050 - Planning. 7 0050-Planning-MAP*- ECS AFFECTED LOTS Not Satisfied

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:

Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ___, Page ___. [This affects [Lot] [Parcels] No(s). ____] [This affects all [Parcels] [Lots]]"

050 - Planning. 8 0050-Planning-MAP*- ECS WILDLIFE CORR ESMNT Not Satisfied

A conservation easement encompassing the Wildlife Corridor as shown on the [TENTATIVE MAP] [Exhibit ___] shall be delineated on the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 9 0050-Planning-MAP*- SURVEYOR CHECK LIST Not Satisfied

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

Plan: PM37073

Parcel: 307230020

50. Prior To Map Recordation

Planning

050 - Planning. 9 0050-Planning-MAP*- SURVEYOR CHECK LIST (cont.) Not Satisfied

B. All lots on the FINAL MAP have a minimum lot size of 20 gross acres
C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Specific Plan zone, and with the Riverside County General Plan.

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

E. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

050 - Planning. 10 0050-Planning-MAP*- TRAIL MAINTENANCE Not Satisfied

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide community trail located along _____. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-EPD-MSHCP CONVEYANCE Not Satisfied

Prior to map recordation or grading permit issuance, which ever comes first, as agreed to by the Applicant through the Habitat Acquisition Negotiation Strategy (HANS file # 269), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of approximately 80 acres as shown on Environmental Programs Department HANS 269 Exhibit dated 8-31-2006, shall be offered pursuant to a conservation easement or dedication acceptable to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes and accepted by the RCA. This easement or dedication shall prohibit grading or any other disturbance or modification of the property including but not limited to building, fuel modification (except such fuel modification as may be conducted by the RCA or their agents), and detention basins and shall be in a form acceptable to RCA. Prior to the acceptance of the conservation easement or dedication by the RCA, the RCA shall obtain a preliminary title report and conduct a Phase 1 Environmental Site Assessment for the area covered by the conservation easement or dedication. The applicant shall provide access to the project site to the RCA and their agents for purposes of conducting the Phase 1 Environmental Site Assessment. The RCA shall have sole and absolute discretion concerning approval and acceptance of the information contained in the preliminary title report and Phase 1 Environmental Assessment. Title to the property covered by the conservation easement or dedication shall be free and clear of all liens, encumbrances, easements, roads and leases (recorded or unrecorded) except those liens, encumbrances, easements and leases, which are the sole discretion of the RCA. Any required conservation easement or dedication shall be offered prior to grading, or in concurrence with the recordation of the final map. If the map is recorded or graded in phases, the conservation easement or dedication must be included within the first unit phase. Land that is conveyed to the RCA cannot be developed at anytime after the transfer of title has concluded. Specifically, if the San Jacinto River Plan becomes final the portions of the site conveyed for MSHCP Conservation to the RCA remain under title to the RCA and cannot be developed.

050 - Planning-EPD. 2 0050-Planning-EPD-EPD-PERMANENT FENCE PLAN Not Satisfied

Prior to Map Recordation, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "MSHCP Conservation Area" on Stoneridge Tentative Parcel Map no. 37073, dated 12/13/2017, shall be permanently fenced for protection as MSHCP Conservation Area. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated MSHCP Conservation Area. The fence shall have a minimum height of five feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches can't pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Regional Conservation Authority (RCA) and Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in

Plan: PM37073

Parcel: 307230020

50. Prior To Map Recordation

Planning-EPD

- 050 - Planning-EPD. 2 0050-Planning-EPD-EPD-PERMANENT FENCE PLAN (cont.) Not Satisfied
determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required. Fencing plan will also show access points on map where RCA can access the MSHCP Conservation Areas.

Survey

- 050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION Not Satisfied
Lot access shall be restricted on Ramona Expressway and Nuevo Road and so noted on the final map.
- 050 - Survey. 2 0050-Survey-MAP - EASEMENT Not Satisfied
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Transportation

- 050 - Transportation. 1 0050-Transportation-MAP - ACCESS RD TO PUBLIC RD2 Not Satisfied
The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for access road to a publicly maintained road, and shall be at a grade and alignment as approved by the Transportation Department.
- Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant will be required to provide the appropriate environmental clearances prior to recordation or the signature of the final map or any phase thereof. The applicant shall provide a centerline study profile as approved by the Transportation Department.

Said off-site access road shall be the southerly extension of Antelope Road to Nuevo Road.

- 050 - Transportation. 2 0050-Transportation-MAP - CENTERLINE STUDY PROFIL Not Satisfied
Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

- 050 - Transportation. 3 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance 461.

- 050 - Transportation. 4 0050-Transportation-MAP - FINANCE CONVEYANCE SUBDIVISION I Not Satisfied
Each sheet of the subdivision map shall clearly provide the following:

"FOR FINANCE AND CONVEYANCE PURPOSE ONLY. A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OF PERMIT IS NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITION OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND."

- 050 - Transportation. 5 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 flow line/curb face or as approved by the Transportation Planning and Development Review Division Engineer.

- 050 - Transportation. 6 0050-Transportation-MAP - R-O-W DEDICATED 1/SUR Not Satisfied
Sufficient public street right-of-way along Nuevo Road shall be dedicated for public use to provide for a 76 foot half-width right-of-way per Standard No. 91, Ordinance 461.

Sufficient public street right-of-way along Antelope Road shall be dedicated for public use to provide for a 118 foot

Plan: PM37073

Parcel: 307230020

50. Prior To Map Recordation

Transportation

- 050 - Transportation. 6 0050-Transportation-MAP - R-O-W DEDICATED 1/SUR (cont.) Not Satisfied
full-width right-of-way per Standard No. 93, Ordinance 461.

Sufficient public street right-of-way along Orange Avenue shall be dedicated for public use to provide for a 128 foot full width right-of-way per Standard No. 92, Ordinance 461.

- 050 - Transportation. 7 0050-Transportation-MAP - R-O-W DEDICATED 1/SUR Not Satisfied

Sufficient public street right-of-way along Ramona Expressway (along project boundary) shall be dedicated for public use to provide for a 110 half-width right-of-way per County Standard No. 82, Ordinance 461.

Sufficient public street right-of-way along Pozos Road shall be dedicated for public use to provide for a 64 foot half-width right-of-way per Standard No. 92, Ordinance 461.

Sufficient public street right-of-way along "B" Street shall be dedicated for public use to provide for a 74 foot full-width right-of-way per Standard No. 103, Ordinance 461.

- 050 - Transportation. 8 0050-Transportation-MAP - R-O-W DEDICATED Not Satisfied

Sufficient public street right-of-way along "A" Street shall be dedicated for public use to provide for a 74 foot full-width right-of-way per Standard No. 103, Ordinance 461.

Sufficient public street right-of-way along Antelope Road (between Orange Avenue and Ramona Expressway) shall be dedicated for public use to provide for a 74 foot full-width right-of-way per Standard No. 103, Ordinance 461.

Note:

Street "A" and Antelope Road (between Orange Avenue and Ramona Expressway) shall be a public dedication. Please refer to note No. 20, Amended Exhibit No. 2, dated 10/12/2017.

- 050 - Transportation. 9 0050-Transportation-MAP-MID CNTY PKWY ROW DED 1SUR Not Satisfied

The applicant shall make an irrevocable offer of dedication of right-of-way for the mainline portion of the Mid-County Parkway within the map limit, at the alignment and widths specified in the Mid-County Parkway Environmental Impact Report dated April 8, 2015. The County agrees OWNER may reserve from such irrevocable offer of dedication such temporary construction easements required for the construction of adjoining portions of the Project and such permanent utility easements required for the Project that do not materially interfere with the construction of the Mid County Parkway.

The following shall be added as a note on the final map or its Environmental Constraint Sheet:

"UPON THE COMPLETION OF MID-COUNTY PARKWAY IMPROVEMENT, WITHIN THE MAP LIMIT, ANTELOPE ROAD AND "A" STREET (BETWEEN ORANGE AVENUE AND RAMONA EXPRESSWAY) SHALL BE VACATED."

In order for the applicant to receive any fee credit or reimbursement eligible Mid-County Parkway right-of-way, the applicant shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to recordation of any final map. To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

NOTE: The right-of-way necessary for the Mid-County Parkway interchange with Ramona Expressway is not required for dedication with this map. Future tentative maps may be required to provide sufficient right-of-way for said interchange. The Riverside County Transportation Commission (RCTC) will be responsible for acquiring right of way needed for the Mid-County Parkway project and that at such time that RCTC is able to move forward with the right of way acquisition and construction of the project, the property will be purchased by RCTC at that time.

60. Prior To Grading Permit Issuance

BS-Grade

Plan: PM37073

Parcel: 307230020

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP-NO PRECISE GRDG PERMIT 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).

E Health

060 - E Health. 1 0060-E Health ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please contact ECP for additional details.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Parcel Map 37073 is located within the limits of the San Jacinto River and Perris Valley Area Drainage Plans (ADPs) for which drainage fees have been adopted.

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

060 - Flood. 2 0060-Flood-MAP NO GP FOR PARCELS 9 & 16 Not Satisfied

Parcels 9 and 16 are labeled "open space" or "conservation area" and entirely within the FEMA 100-year floodplain limits and leave no suitable buildable sites. The intent for these two parcels is to remain undeveloped and be dedicated as conservation area for Multiple Species Habitat Conservation Plan (MSHCP). Therefore, no permits shall be issued for these parcels.

060 - Flood. 3 0060-Flood-MAP PHASING Not Satisfied

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved preliminary water quality management plan (PWQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

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 - HILLSIDE DEV. STANDARDS Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 3 0060-Planning-MAP - PALEO PRIMP/MONITOR Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3

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

Not 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.
 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

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60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 3 0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.) Not Satisfied
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. 4 0060-Planning-MAP - SECTION 1601/1603 PERMIT Not Satisfied

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

- 060 - Planning. 5 0060-Planning-MAP - SECTION 404 PERMIT Not Satisfied

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

Planning-EPD

- 060 - Planning-EPD. 1 0060-Planning-EPD-MSHCP UWIG Not Satisfied

The project shall comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guides (UWIG) and 7.5.3 Construction Guidelines. Areas of compliance include, but are not limited to:

1. Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will occur only in the boundaries of the development. Fuel modification zones will not encroach into the Western Riverside County Multiple Species Habit Conservation Plan (MSHCP) Conservation Area.
2. Night lighting shall be directed away from the MSHCP Conservation Area. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area does not increase.
3. All landscaping shall conform to the MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64.
4. Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.
5. Noise levels shall not exceed residential noise standards.
6. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions.
7. New roads or trails shall not extend into the MSHCP Conservation Area.
8. Fencing, which restricts the movement of wildlife, shall not be allowed in the Conservation/Open Space Areas. Prohibited fencing includes, but is not limited to, chainlink, barbed wire, and solid wood.

- 060 - Planning-EPD. 2 30-DAY BUOW Precon Survey Not Satisfied

Pursuant to Objective 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 30-DAY BUOW Precon Survey (cont.) Not Satisfied
pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the County Biologist. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided. However, when the Burrowing Owl is present, active relocation outside of the nesting season (March 1 through August 15) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

060 - Planning-EPD. 3 Gnatcatcher Survey Not Satisfied
Pursuant to Condition No. 5.b. of Federal Fish and Wildlife Permit TE-088609-0 issued in connection with the Western Riverside County Multiple Species Habitat Conservation Plan, no grading permit may be issued between March 1 and August 15 of any given year unless the applicant for said grading permit provides written documentation to the County Biologist indicating that a focused survey of the project site has been conducted by a permitted biologist and confirms that habitat occupied by the California Gnatcatcher does not exist on said site.

060 - Planning-EPD. 4 MSHCP Landscaping Plan Not Satisfied
Prior to grading permit issuance, a final landscaping plan shall be submitted to the Planning Department for final review and approval. The plant pallet shall avoid the list of invasive species identified in the MSHCP as those species to be avoided adjacent to the MSHCP Conservation Area. (MSHCP Final in Volume I, Section 6 in Table 6.2 on page 6-44 through 6-64).

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO BUILDING PERMITS Not Satisfied
NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION.

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied
Parcel Map 37073 is located within the limits of the San Jacinto River and Perris Valley Area Drainage Plans (ADPs) for which drainage fees have been adopted.
Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

080 - Flood. 2 0080-Flood-MAP NO BP FOR PARCELS 9 & 16 Not Satisfied
Parcels 9 and 16 are labeled "open space" or "conservation area" and entirely within the FEMA 100-year floodplain limits and leave no suitable buildable sites. The intent for these two parcels is to remain undeveloped and be dedicated as conservation area for Multiple Species Habitat Conservation Plan (MSHCP). Therefore, no permits shall be issued for these parcels.

Planning

080 - Planning. 1 0080-Planning-MAP*- SCHOOL MITIGATION Not Satisfied
Impacts to the Nuview Union School District and Perris Union High School District shall be mitigated in accordance with California State law.

07/12/18
12:08

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 10

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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).

Planning

090 - Planning. 1

0090-Planning-MAP*- QUIMBY FEES (2)

Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place.

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

DATE: September 2, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Airport Land Use Commission
Nuevo/Romoland Municipal Advisory Council
(MAC)

Board of Supervisors - Supervisor: Ashley
Planning Commissioner: Valdivia
Nuvlew Union, Perris Union, Val Verde Unified
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
Friends of Nuevo

TENTATIVE PARCEL MAP NO. 37073 – EA42942 – Applicant: Richland Developers, Inc. Craig Cristina – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area, Perris Reservoir Zoning District – General Plan: Community Development: Community Center (CD:CC) (5-40 du/ac 0.10-0.3 Floor Area Ratio), Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Rural Residential (CD:RR) (5 acre minimum), Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre), Community Development: Medium High Density Residential (CD: MHDR) (5–8 du/ac), Community Development: Very High Density Residential (CD: VHDR) (14-20 Dwelling Units per Acre), Open Space: Conservation (OS-C), Open Space: Conservation Habitat (OS-CH), Open Space: Recreation (OS-R), Open Space: Water (OS:W) – Zoning: Specific Plan (SP 239) Stoneridge – Location: Northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Foothill Avenue, and westerly of San Jacinto River – 266 Gross Acres - Zoning: Rural Residential (R-R) – **REQUEST: The Tentative Parcel Map is a Schedule I subdivision of 699.95 gross acres into sixteen (16) parcels with a minimum parcel size of 20.82 acres. – APNs: 307-070-003, 004 and 005, 307-080-005, 006, 007 and 008, 307-090-001, 002, 004, 005, and 006, 307-100-001, 003, 004 and 005, 307-110-003, 007 and 008, 307-220-001, 307-230-019 and 020 – Related Cases: Stoneridge Specific Plan 239 and Tract Map 32372.**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on September 22, 2016.** 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.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by accessing the Bluebeam Studio Session at the following link. <https://studio.bluebeam.com/join.html?ID=514-201-411>. You will need Bluebeam software installed on your computer in order to access the Bluebeam Studio Session. If you do not have Bluebeam installed on your computer, you can download a free version at <http://www.bluebeam.com/us/products/free-viewer/>. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

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

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**

January 6, 2017

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Steve Mance
Lake Elsinore

Russell Betts
Desert Hot Springs

STAFF

Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.com

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92522
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR'S DETERMINATION**

File No.: ZAP1234MA16
Related File No.: PM37073 (Tentative Parcel Map)
APN: 307-070-003 thru 005, 307-080-005 thru 008, 307-090-001 thru
006, 307-100-001, 307-100-003 thru 005, 307-110-003, 307-
110-007 thru 008, 307-220-001, 307-230-019, 307-230-020

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PM37073 (Tentative Parcel Map), a proposal to divide 694 acres located northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Foothill Avenue, and westerly of the San Jacinto River into 16 parcels.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (1488 AMSL). At a distance of approximately 27,091 feet from the runway to the project property line, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with top of roof exceeding 1,758.9 feet AMSL.

The elevation of Runway 15-33 at Perris Valley Airport at its northerly terminus is approximately 1,413 feet AMSL. At a distance of approximately 19,152 feet from the runway to the southwesterly corner of this project, FAA OES review would be required for any structures with top of roof exceeding 1,604 feet AMSL. However, this land division is for large-area division and does not propose construction of buildings or structures. Therefore, review by the FAA OES was not required.

AIRPORT LAND USE COMMISSION

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Tentative Parcel Map is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lakeview/Nuevo Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants of the building(s) thereon.
4. No detention basins are depicted on the site plan. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

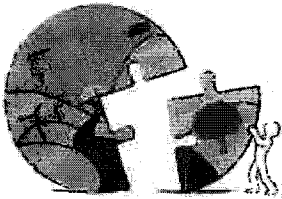


Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

cc: American Superior Land, LLC, and Hill Country, S.A. LTD (applicant/property owner)
Richland Developers (representative/payee)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1234MA16\ZAP1234MA16.LTR.doc



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: Richland Developers, Inc. c/o Craig Cristina

Contact Person: Craig Cristina E-Mail: ccristina@richlandcommunities.com

Mailing Address: 3161 Michelson Drive., Suite 425
Irvine Street CA ZIP 92612
City State ZIP

Daytime Phone No: (949) 373-4124 Fax No: ()

Engineer/Representative Name: Albert A. Webb Associates

Contact Person: Jennifer Gillen E-Mail: jennifer.gillen@webbassociates.com

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

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

Property Owner Name: American Superior Land, LLC and Hill Country, S.A. Ltd

Contact Person: Craig Cristina E-Mail: ccristina@richlandcommunities.com

Mailing Address: 3161 Michelson Drive, Suite 425

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

Irvine _____ Street _____ 92612
City CA State ZIP

Daytime Phone No: (949) 373-4124 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.)

JOHN H. SCHAFER
VICE PRESIDENT

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 307-080-005 thru 008,307-090-001,-002,-004 thru -006,307-100-001,-003 thru -005,-110-003,-007,-008,307-230-019,-020,307-070-003 thru -005,307-220-001

Approximate Gross Acreage: 699

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Nuevo Road, South of Ramona Expressway, East of Foothill Avenue, West of San Jacinto River.

SUBDIVISION PROPOSAL:

Map Schedule: 1 Minimum Developable Lot Size: 20
Number of existing lots: 22 Number of proposed developable lots: 16
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): None Subdivision Density: NA dwelling units per acre.

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

If yes, provide Application No(s). SP239, TTM32372, UPH660, 661, 662, 663

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 39713

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): HANS269, Traffic Study, Bio Report, A

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: Richland Developers, Inc. c/o Craig Cristina

Address: 3161 Michelson Drive, Suite 425, Irvine CA 92612

Phone number: 949-373-4124

Address of site (street name and number if available, and ZIP Code): 92571

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: Map Book Pg 778 & PM#37073

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

Regulatory Identification number: NA

Date of list: NA

Applicant: 

Date 8-2-16

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 Golden Hill Country, LLC, a Florida Limited Liability Company and Ranch Haven, LLC, a Florida Limited Liability Company (collectively referred to as "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 307-070-003, 307-070-004, 307-070-005, 307-080-005, 307-080-006, 307-080-008, 307-090-001, 307-090-002, 307-090-004, 307-090-005, 307-090-006, 307-100-001, 307-100-003, 307-100-004, 307-100-005, 307-110-003, 307-110-007, 307-110-008, 307-220-001, 307-230-019 and 307-230-020 ("PROPERTY"); and,

WHEREAS, on August 8, 2016, PROPERTY OWNER filed an application for Parcel Map No. 37073 ("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:
Ranch Haven, LLC and Golden Hill
Country, LLC
Attn: Craig Cristina
3161 Michelson Dr. Ste. 425
Irvine, CA 92612

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.

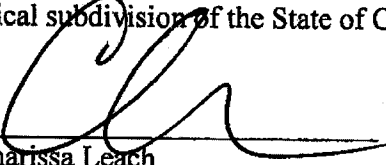
10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.
11. **Amendment and Waiver.** No modification, waiver, amendment or discharge 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

FORM APPROVED COUNTY COUNSEL
BY:  1/12/18
MELISSA R. CUSHMAN DATE

Dated: 1/18/18


*[Remainder of page intentionally left blank.
Signatures continued on following page.]*

PROPERTY OWNER:

Golden Hill Country, LLC, a Florida Limited Liability Company

By: Hill Country S.A., Ltd., a Texas Limited Partnership

By: Richland Stone Oak, Inc., a Texas Corporation

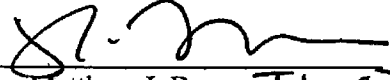
By: 
~~Matthew J. Bray~~ John C. Troutman
Vice President/~~Secretary/Treasurer~~ Assistant Secretary

Dated: January 5, 2018

Ranch Haven, LLC, a Florida Limited Liability Company

By: Rich Haven – Visser, LLC, a Delaware Limited Liability Company

By: MJ Bray, LLC, a Florida Limited Liability Company

By: 
~~Matthew J. Bray~~ John C. Troutman
Vice President/~~Secretary/Treasurer~~ Assistant Secretary

Dated: January 5, 2018

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 20, 2018,

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

APN (s) or case numbers PM37073 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 9TH Floor

Riverside, Ca. 92502

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

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. 37073 – No New Environmental Document is Required – EIR165 – Applicant: Richland Developers, Inc., c/o Craig Cristina – **Engineer/Representative:** Albert A. Webb Associates – **Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area, Perris Reservoir Zoning District – General Plan:** Community Development: Community Center (CD-CC) – Commercial Retail (CD-CR) – Community Development: Rural Residential (CD-RR) – Community Development: Medium Density Residential (CD-MDR) – Community Development: Medium High Density Residential (CD-MHDR) – Community Development: Very High Density Residential (CD-VHDR) – Open Space: Conservation (OS-C) – Open Space: Conservation Habitat (OS-CH) – Open Space: Recreation (OS-R) – Open Space: Water (OS-W) – **Zoning:** Specific Plan (SP239) Stoneridge – **Location:** Northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Foothill Avenue, and westerly of San Jacinto River – **REQUEST:** The **Tentative Parcel Map** is a **Schedule "J"** subdivision of 699.95 gross acres into 16 parcels with a minimum parcel size of 20.82 acres.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **AUGUST 13, 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 Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 20, 2018,

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APN (s) or case numbers PM37073 for

Company or Individual's Name RCIT - GIS,

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TITLE: GIS Analyst

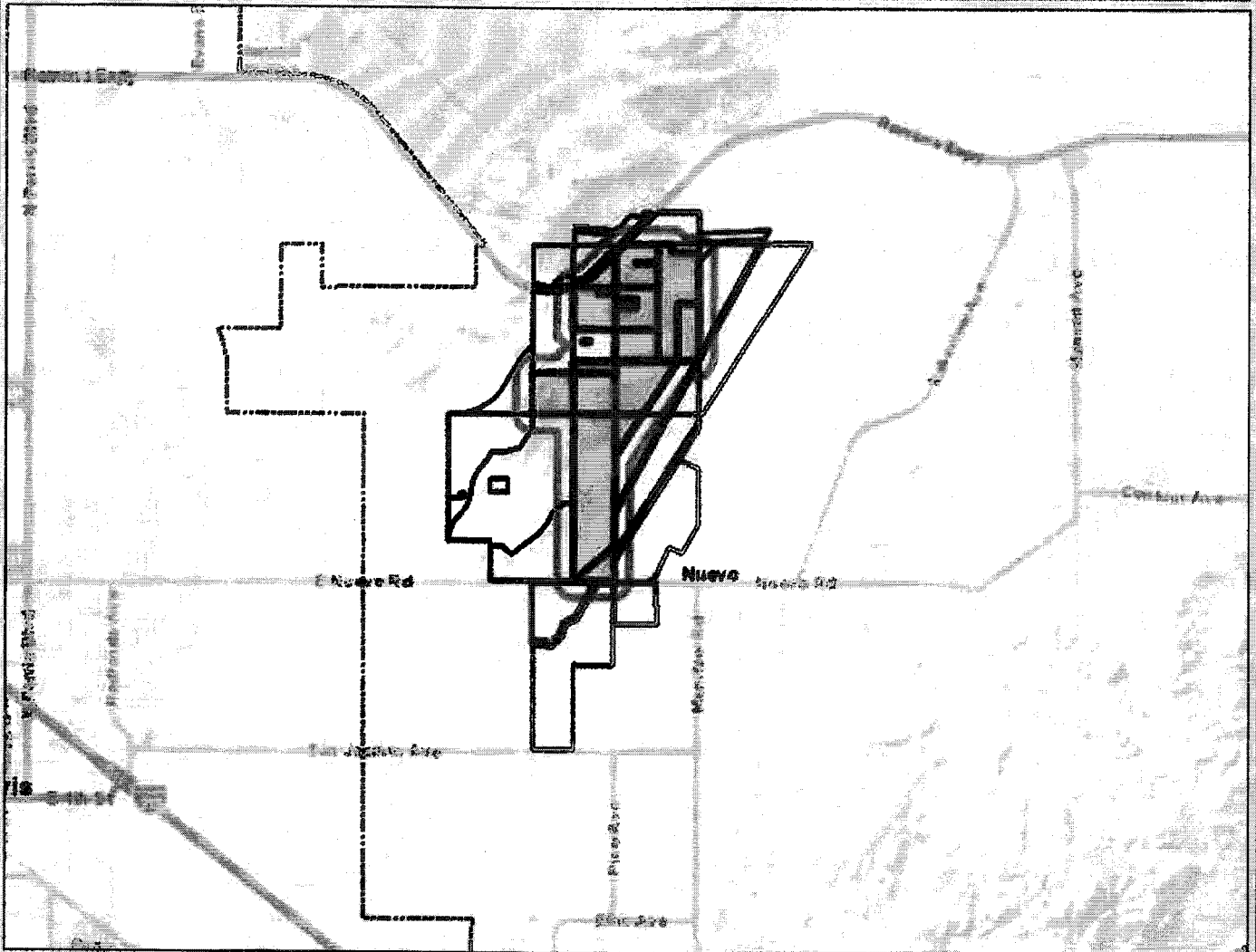
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS

PM37073 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0

6,019

12,037 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... 2/20/2018 3:49:24 PM

© Riverside County RCIT

307410004
RONALD STEVEN PREISSMAN
1804 ANGELO DR
BEVERLY HILLS CA 90210

307410005
RONALD STEVEN PREISSMAN
1804 ANGELO DR
BEVERLY HILLS CA 90210

307070007
RIVERSIDE COUNTY TRANSPORTATION
4080 LEMON ST 3RD FL
RIVERSIDE CA 92502

307110008
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307110004
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

11687 ALLWOOD DR
RIVERSIDE CA 92503

307220015
ROBERT V MASENGA
FRANK STEWARD LAUDA
SANDRA DIANE PAGLIUSO
C/O DAVID ARNOLD
355 W 2ND ST
TUSTIN CA 92780

307220001
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307230019
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307220002
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

11687 ALLWOOD DR
RIVERSIDE CA 92503

307110005
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

11687 ALLWOOD DR
RIVERSIDE CA 92503

307100001
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307090002
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307100003
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307070003
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307220009
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

307090006
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307090004
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307090005
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307110003
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307110006
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

11687 ALLWOOD DR
RIVERSIDE CA 92503

307410003
RONALD STEVEN PREISSMAN
1804 ANGELO DR
BEVERLY HILLS CA 90210

307220005
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

11687 ALLWOOD DR
RIVERSIDE CA 92503

307220003
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

11687 ALLWOOD DR
RIVERSIDE CA 92503

307100004
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307090001
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307100005
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307070005
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

308130006
MWD
C/O C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

308130002
MWD
C/O C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

308130003
JUAN C CARBAJAL
TERESA CARBAJAL
OSCAR PLACENCIA

6539 ROSE AVE
LONG BEACH CA 90805

308140011
MWD
C/O C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

307110007
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307120002
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

307110009
MWD
C/O C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

11687 ALLWOOD DR
RIVERSIDE CA 92503

307120001
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

307120003
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

11687 ALLWOOD DR
RIVERSIDE CA 92503

11687 ALLWOOD DR
RIVERSIDE CA 92503

307080006
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307080005
AMERICAN SUPERIOR LAND
HILL COUNTRY S A
3161 MICHELSON DR STE 425
IRVINE CA 92612

307120004
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

307220004
RONALD STEVEN PREISSMAN
1804 ANGELO DR
BEVERLY HILLS CA 90210

11687 ALLWOOD DR
RIVERSIDE CA 92503

307410006
RONALD STEVEN PREISSMAN
1804 ANGELO DR
BEVERLY HILLS CA 90210

307080008
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

309020043
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

309030018
KEVIN THANH DOAN
PAULINE LAN DOAN
P O BOX 7398
RIVERSIDE CA 92513

309020041
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

309020042
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

308140012
FRANK S LAUDA
SANDRA PAGLIUSO
ROBERT V MASENGA

11687 ALLWOOD DR
RIVERSIDE CA 92503

307070004
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307230020
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307080007
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307070006
STATE OF CALIF WATER RESOURCES
C/O C/O DIVISION OF ENGINEERING
1416 9TH ST RM 425
SACRAMENTO CA 95814

307080008
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

Richland Developers, Inc
Attn: Craig Cristina
3161 Michelson Drive, Suite 425
Irvine, CA 92612

Richland Developers, Inc
Attn: Craig Cristina
3161 Michelson Drive, Suite 425
Irvine, CA 92612

Albert A. Webb Associates
Attn: Jennifer Gillen
3788 McCray Street
Riverside, CA 92506

Albert A. Webb Associates
Attn: Jennifer Gillen
3788 McCray Street
Riverside, CA 92506

Eastern Municipal Water District
Attn: Warren A. Beck, P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Eastern Municipal Water District
Attn: Warren A. Beck, P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Nuvview Union School District
29780 Lakeview Avenue
Nuevo, CA 92567

Nuvview Union School District
29780 Lakeview Avenue
Nuevo, CA 92567

Perris Union High School District
155 E. 4th Street
Perris, CA 92570

Perris Union High School District
155 E. 4th Street
Perris, CA 92570

Cultural Resources Committee
Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

Southern Calif. Edison Co.
P.O. Box 800
Rosemead, CA 91770

Southern Calif. Edison Co.
P.O. Box 800
Rosemead, CA 91770

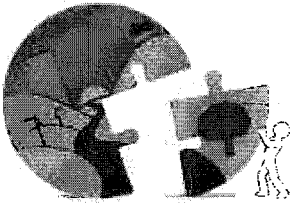
Friends of Nuevo
P.O. Box 647
Nuevo, CA 92567

Friends of Nuevo
P.O. Box 647
Nuevo, CA 92567

Nuevo Union School District
Nuevo/Romoland Municipal Advisory Council
Attn: Barry Busch
29780 Lakeview Avenue
Nuevo, CA 92567

Nuevo Union School District
Nuevo/Romoland Municipal Advisory Council
Attn: Barry Busch
29780 Lakeview Avenue
Nuevo, CA 92567

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21162 of the California Public Resources Code.

Tentative Parcel Map No. 37073

Project Title/Case Numbers

Deborah Bradford
County Contact Person

951.955.6646
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Richland Developers, Inc., Atten: Craig Cristina
Project Applicant

3161 Michelson Drive, Suite 425, Irvine, CA 92612
Address

North of Nuevo Road, south of Romona Expressway, east of Foothill Avenue, and west of the San Jacinto River.

Project Location

Tentative Parcel Map No. 37073 is a Schedule 'J' map for the subdivision of 699.95 gross acres into sixteen (16) parcels which range in size from 20.62 acres to 80.89 acres. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 165 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report's findings and conclusions for this project, which is incorporated herein by reference. PM 37073 is for financing purposes only and will not result in any physical changes or result in any new significant environmental impacts not identified in the certified EIR No. 165. PM 37073 will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 165, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: PM 37073 is for financing purposes only, the subject site was included within the project boundary analyzed in EIR No. 165, there are no changes to the mitigation measures included in EIR No. 165, and PM37073 does not propose any changes to the approved Specific Plan No.239 analyzed in EIR No. 165.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Deborah Bradford, Contract Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge for deposit fee case # CFG06309

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1609689

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

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

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

Received from: RICHLAND DEVELOPMENT \$50.00
paid by: CK 7000437
paid towards: CFG06309 CALIF FISH & GAME: DOC FEE
EA42942
at parcel #:
appl type: CFG3

By _____ Aug 17, 2016 15:48
MGARDNER posting date Aug 17, 2016

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

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

Additional info at www.rctlma.org



**DIRECTOR'S HEARING
REPORT OF ACTIONS
AUGUST 13, 2018**

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33345** – Applicant: PBLA Engineering, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 acre min.) – Location: Northerly of Via Encantada, easterly of Serreno Road, southerly of El Prado Road, westerly of Mirasol Way – 21.56 Acres – Zoning: Light Agriculture – 10 acre min. (A-1-10) – Approved Project Description: Schedule “H” subdivision of 21.56 acres into four (4) parcels with a minimum 5 acre lot size – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 33345, extending the expiration date to July 30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 33345, extending the expiration date to July 30, 2021.

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. 26270, VARIANCE NO. 1905 – Intent to Adopt a Negative Declaration** – EA43026 – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous – 10 Acre Minimum (R-RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Drive, southerly of Glen Meadows, easterly of Carancho Road, and westerly of Gardner Avenue – 5.50 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** The Plot Plan is for a new Verizon Wireless facility proposing a 105 foot disguised monopine and will allow for future colocation. A Variance has been submitted to allow for the 55 foot height extension to allow for the 105 foot monopine. The monopine will provide 12 panel antennas, 12 RRUs, one (1) microwave dish, two (2) raycap surge protectors, three (3) GPS antennas, two (2) equipment cabinets, and one (1) backup generator with leasing area of 510 sq. ft. with a 6 foot high wrought iron fence surrounding the perimeter. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org.
Staff Report Recommendation:
ADOPT a Negative Declaration for Environmental Assessment No. 43026; and
APPROVE Variance No. 1905; and
APPROVE Plot Plan No. 26270.
Staff's Recommendation:
ADOPTION of a Negative Declaration for Environmental Assessment No. 43026; and
APPROVAL of Variance No. 1905; and
APPROVAL of Plot Plan No. 26070.
Planning Director's Actions:
ADOPTED a Negative Declaration for Environmental Assessment No. 43026; and
APPROVED Variance No. 1905; and
APPROVED Plot Plan No. 26270, subject to the conditions of approval.
- 3.2 **PLOT PLAN NO. 26179 – Intent to Adopt a Mitigated Negative Declaration** – EA42990 – Applicant: Brent Engineering – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Highway 74, southerly of Mermack Avenue, easterly of El Toro Cutoff Road, and westerly of Crater Drive – 3.37 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a 13,000 sq. ft. contractor's storage yard which proposes to construct a 1,430 sq. ft. building for equipment manufacturing and maintenance building on a parcel totaling 3.37 acres. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org.
Staff Report Recommendation:
ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42990; and
APPROVE Plot Plan No. 26179, Revision No. 1.
Staff's Recommendation:
CONTINUATION Off- Calendar, to be re-noticed and re-advertised.
Planning Director's Actions:
CONTINUED Off-Calendar, to be re-noticed and re-advertised.
- 3.3 **TENTATIVE PARCEL MAP NO. 37073 – No New Environmental Document is Required** – Applicant: Richland Developers, Inc., c/o Craig Cristina – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area, Perris Reservoir Zoning District – General Plan: Community Development: Community Center (CD-CC) – Commercial Retail
Staff Report Recommendation:
FIND that No New Environmental Document is Required; and
APPROVE Tentative Parcel Map No. 37073.

(CD-CR) – Community Development: Medium Density Residential (CD-MDR) – Community Development: Medium High Density Residential (CD-MHDR) – Community Development: Very High Density Residential (CD-VHDR) – Open Space: Conservation (OS-C) – Open Space: Conservation Habitat (OS-CH) – Open Space: Recreation (OS-R) – Open Space: Water (OS-W) – Zoning: Specific Plan (SP239) Stoneridge – Location: Northerly of Nuevo Road, southerly of Ramona Expressway, easterly of Foothill Avenue, and westerly of San Jacinto River – **REQUEST: The Tentative Parcel Map is a Schedule “J” subdivision of 699.95 gross acres into 16 parcels with a minimum parcel size of 20.82 acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.**

Staff's Recommendation:

FINDING that No New Environmental Document is Required; and

APPROVAL of Tentative Parcel Map No. 37073.

Planning Director's Actions:

FOUND that No New Environmental Document is Required; and

APPROVED Tentative Parcel Map No. 37073, subject to the conditions of approval.

3.4 PLOT PLAN NO. 14271, REVISION NO. 1 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Trip Hord & Associates – First Supervisorial District – Gavilan Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of Lake Mathews Drive, southerly of Idaleona Road, and easterly of Gavilan Road – 11.51 Gross Acres – Zoning: Light Agriculture – 2 Acre Minimum (A-1-2) – **REQUEST: Request for renewal of entitlement of an existing outdoor reception venue for weddings and private parties, and continue the existing use of wedding and private event use without any further specified time limit. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org.**

Staff Report Recommendation:

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

APPROVE Plot Plan No. 14271, Revision No. 1.

Staff's Recommendation:

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

APPROVAL of Plot Plan No. 14271, Revision No. 1.

Planning Director's Actions:

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

APPROVED Plot Plan No. 14271, Revision No. 1, subject to the conditions of approval.

3.5 PLOT PLAN NO. 17870, REVISED PERMIT NO. 1 – No New Environmental Document is Required – Applicant: Fred Abdi – Engineer/Representative: Sake Engineers, Inc. – First Supervisorial District – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Easterly of Interstate 15, westerly of Temescal Canyon Road, and northerly of Horsethief Canyon Road – 6.27 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: This Revised Permit to Plot Plan No. 17870 (the “project”) proposes to extend the life span of an existing permitted RV and vehicle storage business to July 25, 2030 (the original project, PP17870, was approved July 25, 2005 for a 5 year life span). Additionally this project will consist of removing the existing storage unit/office, with metal structure and install a new 504 sq. ft. office trailer. The existing project size of 6.27 acres will be fully used for parking stalls, landscaping, and the construction of a water quality basin. Total parking will consist of 180 parking stalls with four (4) employee/customer stalls. Upgraded landscaping surrounding the existing project perimeter will be installed. No other changes to the project are proposed. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.**

Staff Report Recommendation:

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

APPROVE Plot Plan No. 14271, Revision No. 1.

Staff's Recommendation:

CONTINUATION Off- Calendar, to be re-noticed and re-advertised.

Planning Director's Actions:

CONTINUED Off-Calendar, to be re-noticed and re-advertised.

STAFF RECOMMENDS A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

4.1 NEW COUNTY-WIDE LAND DEVELOPMENT ORDINANCE – The County of Riverside is proposing a new zoning ordinance representing a reorganization and restructuring of the existing Ordinance No. 348. Currently, Ordinance No. 348 has sixty-four (64) articles and 484 sections, which can make it difficult to follow, with sometimes redundant or confusing language. On December 17, 2013 the Riverside County Board of Supervisors

COLLECTED Comments from the Public for the Environmental Impact Report.

approved initiation of a series of measures intended to improve Ordinance No. 348. Consistent with that direction, the purpose of the proposed Project is to: 1) improve the overall structure and content of Ordinance No. 348 to make it easier to understand and implement; 2) provide consistency and clarity for land use categories and allowable uses; and 3) provide consistency and clarity in the development review process. The County has determined to prepare an EIR to address potential environmental impacts resulting from the proposed Project. As a result, the County will not prepare an Initial Study as permitted in Section 15060(d) of the State CEQA Guidelines. The scope of the EIR will be based upon information gathered through the NOP scoping process along with input during Planning Commission workshops regarding the Project (for Planning Commission workshop information and other Project-related materials, refer to <http://planning.rctlma.org/Ordinance348Update.aspx>). Project Planner: Keith Gardner at (951) 955-0781 or email at kgardner@rivco.org.

5.0 PUBLIC COMMENTS: