

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



ITEM
1.2
(ID # 9080)

MEETING DATE:

Tuesday, February 26, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: TENTATIVE
PARCEL MAP NO. 36545 – Applicant: Regent Winchester, LLC –
Engineer/Representative: Albert A. Webb Associates – Third Supervisorial
District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan –
Community Development: Commercial Retail (CD:CR), Open Space: Recreation
(OS:R) – Hwy 79 Policy Area – Location: North of Domenigoni Parkway, south of
Olive Avenue, east of Rice Road, and west of Hwy 79 – 24.30 gross acres –
Zoning: Specific Plan (SP No. 288) Planning Area Nos. 2, 3 - REQUEST:
Schedule “E” subdivision of 25.19 acres into 14 lots. The minimum proposed
parcel size is 0.61 gross acres - APN- 461-220-022. [Applicant fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by
the Planning Commission on February 6, 2019.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 2/20/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: February 26, 2019
XC: Planning, Applicant

Kecia Harper
Clerk of the Board
By:
1.2 Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project is a Schedule "E" subdivision to create 14 parcels on 25.19 acres. Proposed Parcels 1 and 2 are to be utilized for water quality basins and recreation, and the remaining parcels would be expected to be utilized for commercial land uses pursuant to Specific Plan No. 288, Crossroads in Winchester, (SP No. 288). The parcels would take legal access from either Winchester Road or from a proposed 40 foot access easement that extends from Seta Street through the project site.

SP No. 288 includes 17 Planning Areas with residential, commercial and open space land use designations. The project involves Planning Areas Nos. 2 and 3. Planning Area No. 2 is designated Open Space – Recreation in the land use plan for SP No. 288, which is consistent with the General Plan's Open Space: Recreation and Open Space: Conservation land use designations. Planning Area No. 3 is designated Commercial Retail in the land use plan for SP No. 288, which is consistent with the General Plan's Community Development: Commercial Retail land use designation.

A Plot Plan or Conditional Use Permit will need to be reviewed and approved in accordance with Ordinance No. 348 prior to the construction and operation of a commercial use on the project site. Future plans to develop the site will need to conform to the lot configuration. If future development plans do not conform to the proposed lot configuration, the developer may be required to reconfigure the lots with a lot merger, lot line adjustment, revision, or a new map in accordance with Ordinance No. 460.

Environmental Impact Report No. 376 (EIR) was certified in 2013 for Amendment No. 2 to SP No. 288. Pursuant to State CEQA Guidelines 15162, no further environmental documentation is required.

The Planning Commission heard the project on February 6, 2019. After taking public testimony, the Planning Commission closed the public hearing and approved the Tentative Parcel Map with a 3-0 vote (Commissioners Taylor Berger and Hake were absent).

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public

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STATE OF CALIFORNIA**

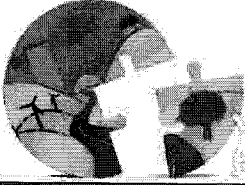
hearing process.

Additional Fiscal Information:

All fees are paid by the applicant. There is not a General Fund obligation.

ATTACHMENTS:

ATTACHMENT A. PLANNING COMMISSION MINUTES
ATTACHMENT B. PLANNING COMMISSION STAFF REPORT



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

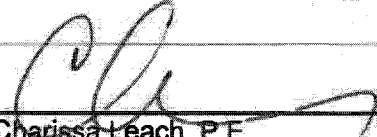
Agenda Item No.

4.1

Planning Commission Hearing: February 6, 2019

PROPOSED PROJECT

Case Number(s):	Tentative Parcel Map No. 36545	Applicant(s): Regent Winchester, LLC
CEQA Type:	Nothing Further Required	
Area Plan:	Harvest Valley/Winchester	Representative(s): Albert A. Webb Associates
Zoning Area/District:	Winchester Area	
Supervisory District:	Third District	
Project Planner:	Dave Alvarez	
Project APN(s):	461-220-023,024	


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 36545 is a Schedule "E" subdivision of 25.19 gross acres into 14 parcels. The minimum proposed parcel size is 0.61 gross acres.

The project is located northerly of Domenigoni Parkway, southerly of Salt Creek Channel, easterly of Rice Road, and westerly of Winchester Road.

The above is hereinafter referred to as the "project".

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that No New Environmental Document is required pursuant to State CEQA Guidelines Section 15162, based on the findings and conclusions incorporated in the staff report; and,

APPROVE Tentative Parcel Map No. 36545 subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	The Crossroads in Winchester (SP No. 288)
Specific Plan Land Use:	Commercial Retail (CR), Open Space Recreation (OS-R)

Existing General Plan Foundation Component:	Community Development, Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail, Open Space-Recreation
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79
Surrounding General Plan Land Uses	
North:	Medium Density Residential
East:	Public Facilities
South:	Commercial Retail
West:	Open Space – Conservation, Very High Density Residential
Existing Zoning Classification:	Specific Plan (SP)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Specific Plan (SP)
West:	Specific Plan (SP)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Vacant
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	25.19	N/A
Proposed Minimum Lot Size:	0.61	N/A
Total Proposed Number of Lots:	14	N/A
Map Schedule:	E	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Lakeview/Nuevo/Romoland/Homeland #146
Special Flood Hazard Zone:	Yes – partial 100-year flood zone

Agricultural Preserve:	No
Liquefaction Area:	Yes – Very High
Subsidence Area:	Yes
Fault Zone:	No
Fire Zone:	Yes – High, Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP

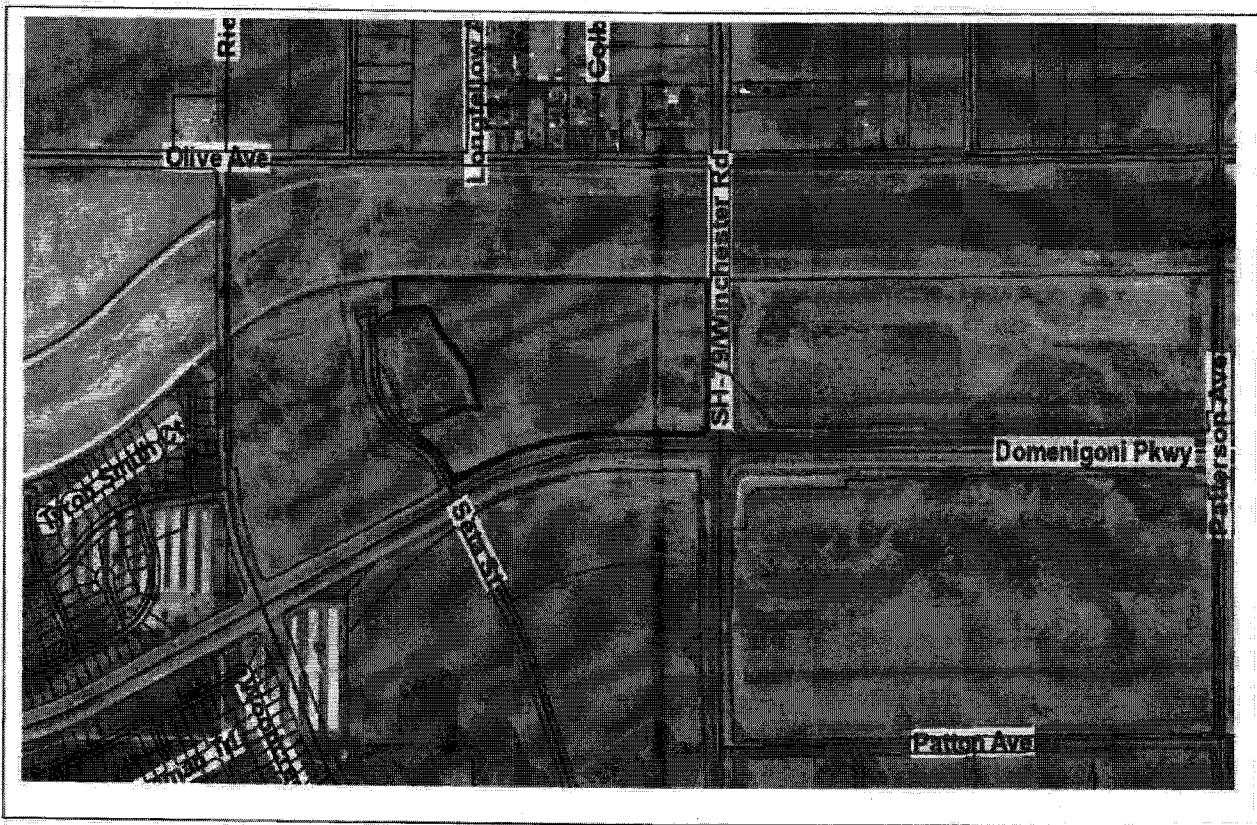


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project is a Schedule "E" subdivision to create 14 parcels on 25.19 acres. Proposed Parcels 1 and 2 are to be utilized for water quality basins and recreation, and the remaining parcels would be expected to be utilized for commercial land uses pursuant to Specific Plan No. 288, Crossroads in Winchester, (SP No. 288). The parcels would take legal access from either Winchester Road or from a proposed 40 foot access easement that extends from Seta Street through the project site.

SP No. 288 includes 17 Planning Areas with residential, commercial and open space land use designations. The project involves Planning Areas No. 2 and 3. Planning Area No. 2 is designated Open Space – Recreation in the land use plan for SP No. 288, which is consistent with the General Plan's Open Space: Recreation and Open Space: Conservation land use designations. Planning Area No. 3 is designated Commercial Retail in the land use plan for SP No. 288, which is consistent with the General Plan's Community Development: Commercial Retail land use designation.

A Plot Plan or Conditional Use Permit will need to be reviewed and approved in accordance with Ordinance No. 348 prior to the construction and operation of a commercial use on the project site. Future plans to develop the site will need to conform to the lot configuration. If future development plans do not conform to the proposed lot configuration, the developer may be required to reconfigure the lots with a lot merger, lot line adjustment, revision, or a new map in accordance with Ordinance No. 460.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

Environmental Impact Report No. 376 (EIR) was certified in 2013 for Amendment No. 2 to SP No. 288. Pursuant to State CEQA Guidelines 15162, no further environmental documentation is required because:

1. No substantial changes are being proposed that will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The proposed project is a subdivision, not any type of development. Impacts within the previous EIR prepared included Open Space-Recreation and Commercial Retail. The project does not propose greater development or substantially different type of development that were analyzed in the previous EIR, which are Open Space- Recreation and Commercial Retail. No changes to Planning Areas 2 and 3 boundaries are being proposed. As a result, the environmental impacts from the proposed project will be similar to those examined previously.
2. No substantial changes have occurred at the project site or elsewhere with respect to the circumstances under which the project is being undertaken which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No changes to Planning Areas 2 or 3 boundaries are being proposed. The EIR studied Planning Area 2 as Open Space-Recreation, and Planning Area 3 as Commercial Retail. As a result, the environmental impacts to natural land resources that are associated with the physical boundary of the Project were previously analyzed. Since no changes to the Specific Plan land uses or to

the allowable land uses are being proposed, the potential impacts from the project are no worse than those previously analyzed in the EIR.

3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, has been uncovered. The proposed project does not include any revisions to the approved for Specific Plan No. 288 and analyzed in the EIR. The proposed project is a subdivision of land would not directly create any physical development. The proposed subdivision creates additional parcels for future development, which would be required to be analyzed further to determine consistency with Specific Plan No. 288 and the assumptions included within the EIR. The proposed Project will not substantially alter the present or planned land use of the area, and noise impacts from operations will be similar to those examined previously.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD:CR), Open Space: Recreation (OS:R), and Open Space: Conservation (OS:C). The project is a subdivision of land and no land uses are proposed at this time.
2. The project site has an existing Zoning Classification of Specific Plan (SP No. 288), which is consistent with the Riverside County General Plan.
3. Although the proposed project does not propose specific uses, its design fosters future development primarily as commercial uses which are allowed in Planning Areas No. 2 and 3 of SP No. 288, subject to a future approved Plot Plan or Conditional Use Permit, pursuant to the Specific Plan zoning ordinance.

Subdivision Findings:

The project is a Schedule "E" map that propose 14 parcels on 25.19 gross acres. The findings required to approve the project, pursuant to the provisions of Riverside County Ordinance No. 460, are as follows:

1. The proposed subdivision, subdivision design and improvements are consistent with the County's General Plan and SP No. 288 as provided in this staff report and the above Land Use Findings, and with all applicable requirements of State law and the ordinances of Riverside County. There are no community plans covering the site.
2. The site of the project is physically suitable for the type of development and density because the site is relatively flat which is conducive for development overall and does not present constraints to the proposed subdivision and development of the site, especially commercial development that is anticipated to be developed pursuant to the Specific Plan.

3. The design of the proposed project or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed subdivision is consistent with the Specific Plan No. 288 and EIR No. 376, and would not cause any additional impacts beyond those analyzed in EIR No. 376. Furthermore, the current project for subdivision would not directly create development of building and uses that would create physical impacts and future development on the property would be required to be reviewed for consistency with the Specific Plan and EIR to determine environmental impacts of actual development.
4. The design of the proposed project or the type of improvements are not likely to cause serious public health problems, because the subdivision is consistent with the Specific Plan No. 288 and EIR No. 376, and would not cause any additional impacts beyond those analyzed in EIR No. 376. In addition the subdivision does not directly permit any commercial uses on the project site.
5. As indicated in the included project Conditions of Approval, the project includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "E" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project complies with the Schedule 'E' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.
 - a. Streets. Streets are proposed as shown on the Tentative Map, which include frontage improvements to Domenigoni Parkway and Winchester Road with the required street width dedication and improvements consistent with the required street width dedication and improvements for a Major Highway consistent with the General Plan Circulation Element. Curb and gutter and sidewalks are included for all proposed improved streets.
 - b. Domestic Water. Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. The project will provide for super fire hydrants with minimum distance of 400 feet to all portions of the building and pressure at 4,000 gallons per minute for a 4 hour duration at 20 pounds per square inch. Other fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
 - d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District
 - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. No such features exist on the project site, but Salt Creek is located adjacent to the project site. Future development will be required to install a fence or wall as may be appropriate along this boundary based on the future grading and building location and design for the project site.
 - f. Electrical and Communication Facilities. The project will be provided electrical, telephone, street lighting, cable television service with lines place underground
6. The design of the proposed project or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. Improvements will be incorporated into the right-of-way along Domenigoni Parkway and Winchester Road.

7. The project is consistent with the minimum lot size allowed for Planning Areas 2 and 3 in SP No. 288 because the zoning ordinance for SP No. 288 does not establish a minimum lot size requirement. The project's minimum lot size proposed is 26,571 square feet.

Other Findings

1. The project site is within the Highway 79 Policy Area, and policy SWAP 9.2 requires a maximum residential density of the midpoint of the existing designation minus 9%. The project is for a tentative parcel map to accommodate future commercial development, not a residential use. Therefore, SWAP 9.2 does not apply to the proposed project.
2. This project is not located within a Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan
3. Although compliance with Assembly Bill 52 was not required for the project because no further CEQA review was required, notices regarding this project were mailed to three requesting tribes on November 16, 2015 as courtesy to the tribes. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians. Consultation was conducted with Soboba and Rincon per their request. Soboba concluded on March 23, 2016. Rincon did not have any comments. Pechanga did not have any comments. The final conditions of approval for the project were provided to Pechanga, as requested, and did not have any further comments and consultation was concluded.
4. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
5. The project is located within the State Responsibility Area and future development of the project site will be required to be comply with the appropriate fire codes. The project site is approximately 1.2 miles from Riverside County Fire Department – Station 34. Fire protection and suppression services will be available for the future development of the site by the Riverside County Fire Department.
6. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project does not allow the construction of any structures, and therefore no impacts will occur.

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

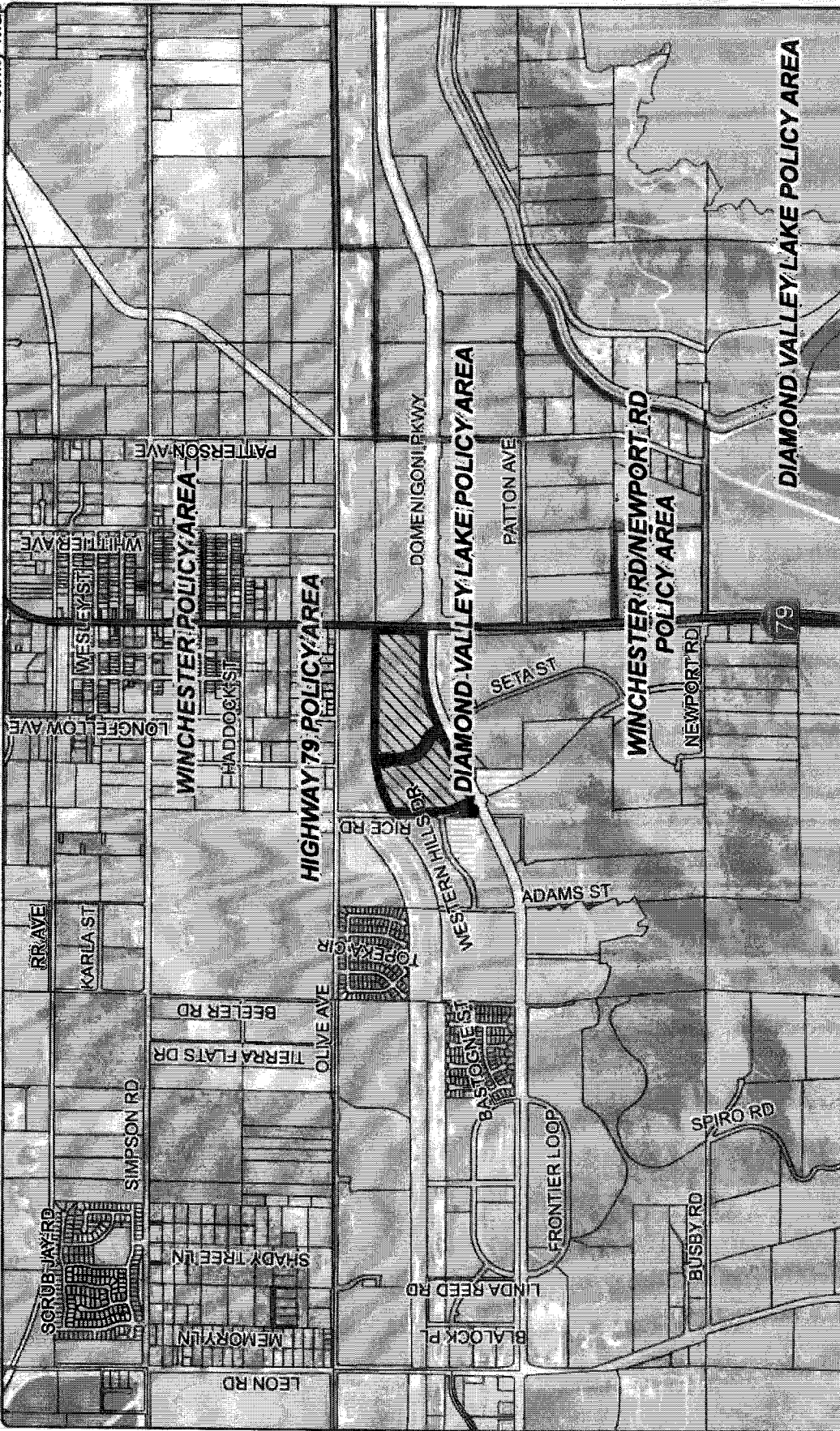
APPEAL INFORMATION

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PM36545
VICINITY/POLICY AREAS**

Supervisor Washington
District 3

Date Drawn: 11/20/2015
Vicinity Map



Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County. This map was prepared for the County of Riverside Planning Department. The Planning Department is not responsible for the accuracy of the information shown on this map. For more information, please contact the Riverside County Planning Department at (951) 955-5206 (Business Hours) or in Person at (951) 955-5277 (Business Hours) or Website: www.riversidecountyplanning.com

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Washington
District 3

PM36545
LAND USE

Date Drawn: 11/20/2015
Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



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

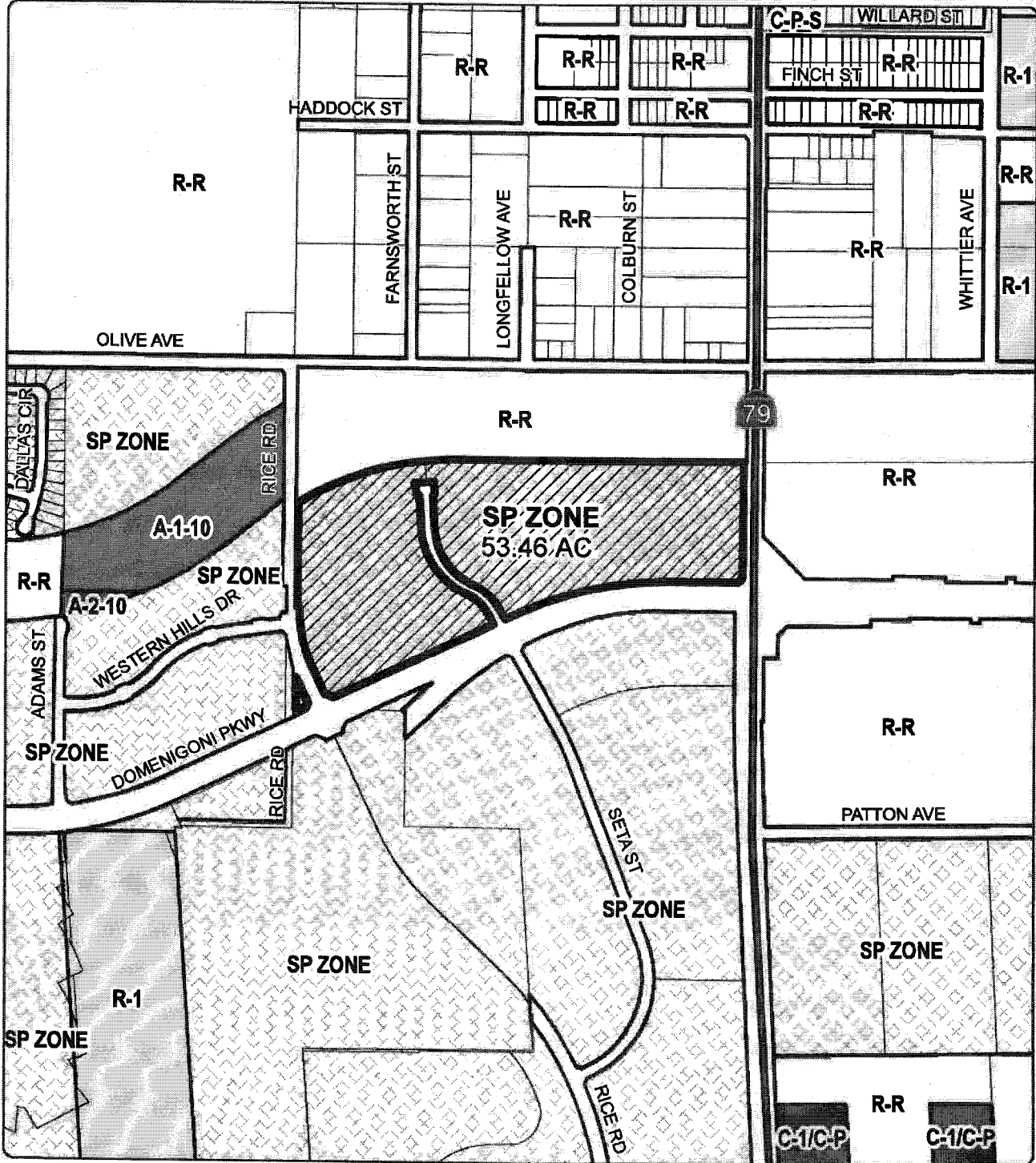
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36545

EXISTING ZONING

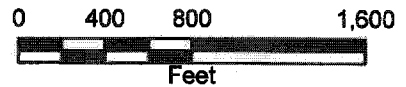
Supervisor Washington
District 3

Date Drawn: 11/20/2015
Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



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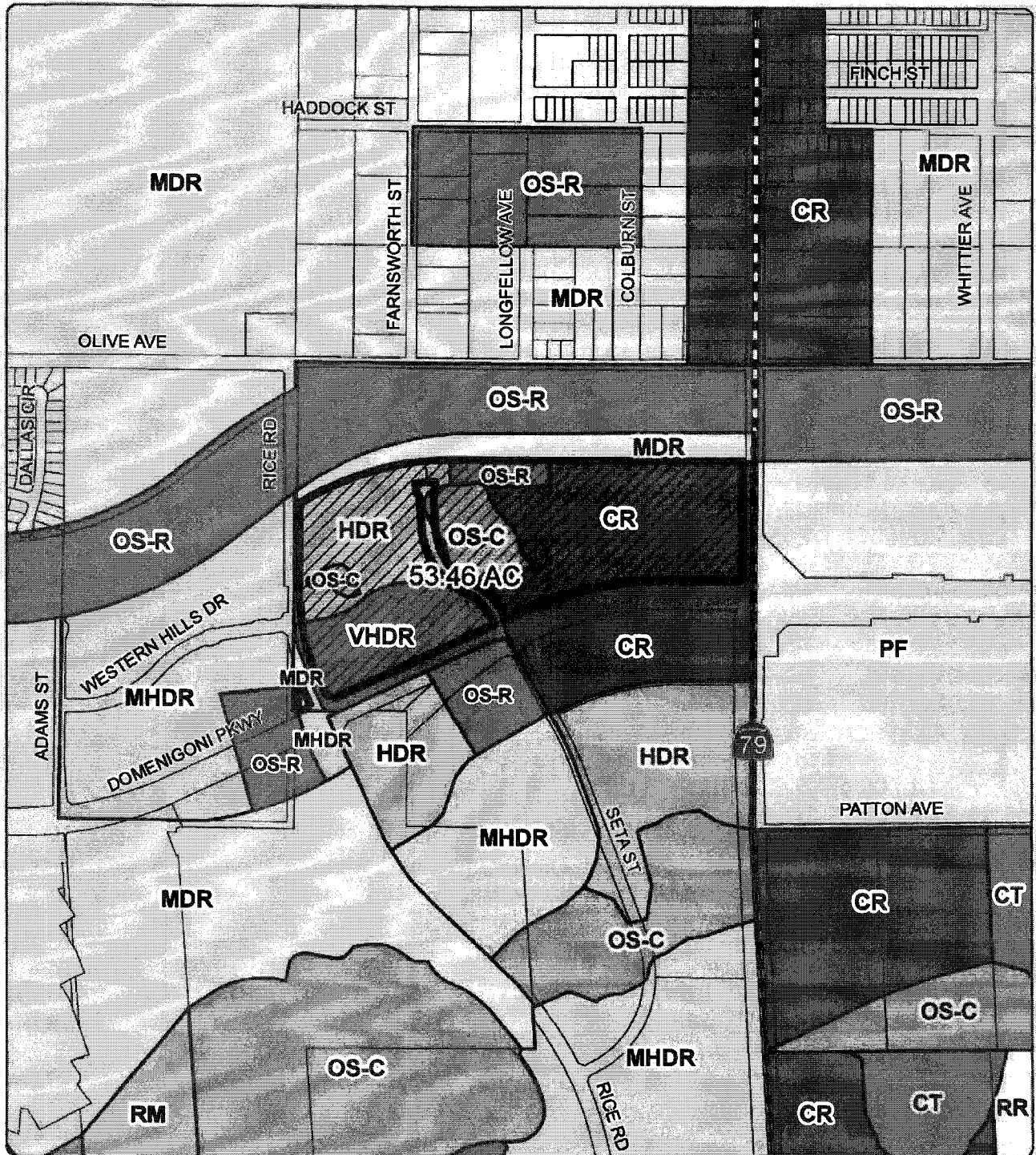
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36545

EXISTING GENERAL PLAN

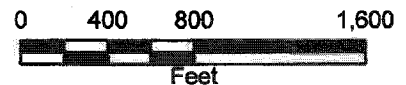
Supervisor Washington
District 3

Date Drawn: 11/20/2015
Exhibit 5



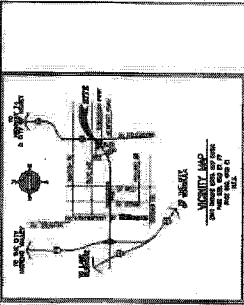
Zoning Area: Winchester

Author: Vinnie Nguyen



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COUNTY OF RIVERSIDE TENTATIVE PARCEL MAP NO. 36545



THE STATE ENGINEER
COUNTY OF RIVERSIDE
DIVISION OF PLANNING AND DEVELOPMENT
1000 G STREET, SUITE 100
RIVERSIDE, CALIFORNIA 92501
PHONE: (951) 952-1000
FAX: (951) 952-1001

APPLICANT:
COUNTY OF RIVERSIDE
DIVISION OF PLANNING AND DEVELOPMENT
1000 G STREET, SUITE 100
RIVERSIDE, CALIFORNIA 92501
PHONE: (951) 952-1000
FAX: (951) 952-1001

PROJECT:
SCHEDULE 'E' SUBDIVISION
TENTATIVE PARCEL MAP NO. 36545
PARCEL 8 OF LOT LINE ADJUSTMENT NO. 08033 RECORDED
JUNE 22, 2006 IN RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

LEGAL DESCRIPTION:
PARCEL 8 OF LOT LINE ADJUSTMENT NO. 08033 RECORDED JUNE 22, 2006 IN RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PREPARED BY:
COUNTY OF RIVERSIDE
DIVISION OF PLANNING AND DEVELOPMENT
1000 G STREET, SUITE 100
RIVERSIDE, CALIFORNIA 92501
PHONE: (951) 952-1000
FAX: (951) 952-1001

NOTICE TO CONTRACTORS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.

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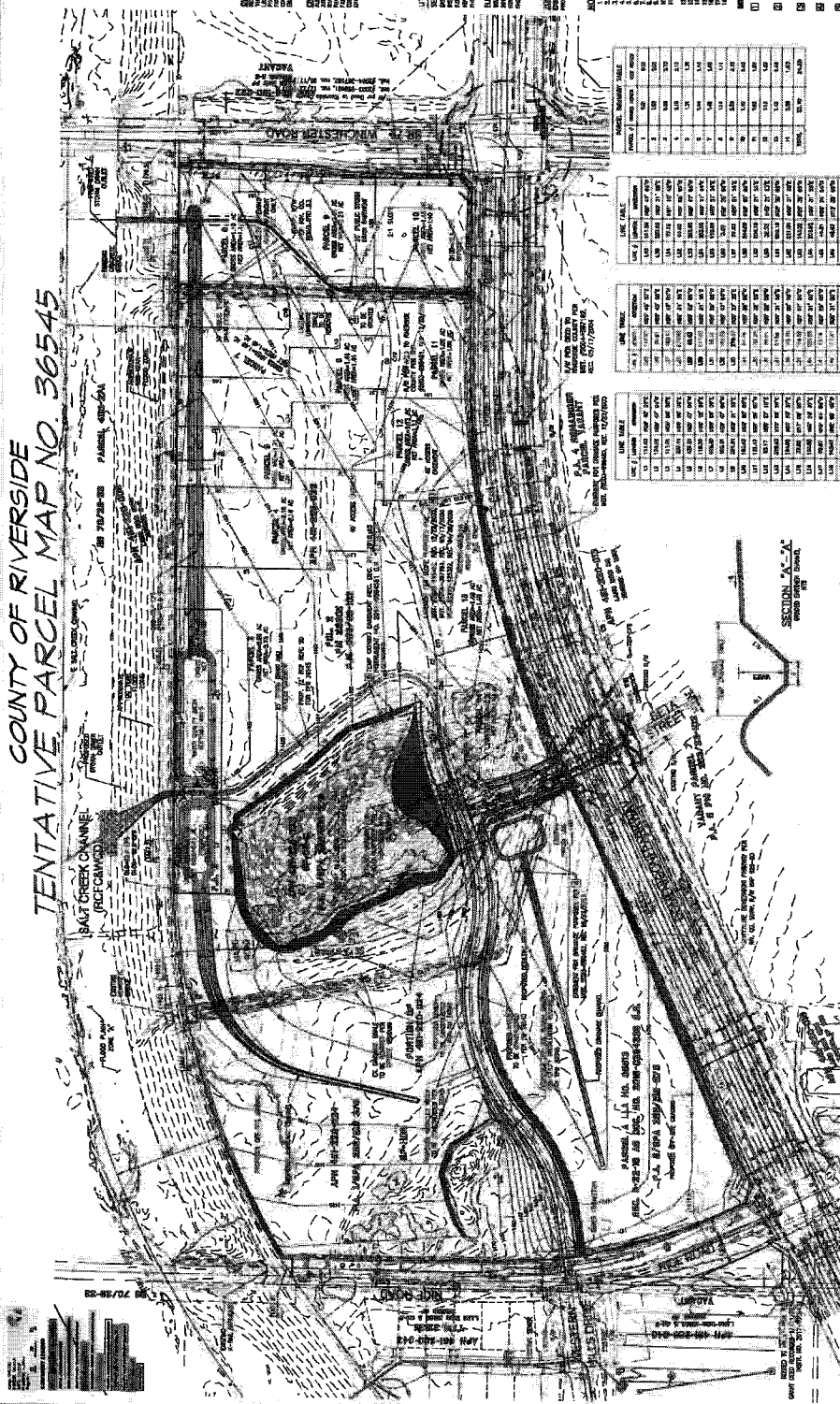


TABLE 1: AREA TABLE

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
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TABLE 2: DISTANCE TABLE

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TABLE 3: AREA TABLE

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TABLE 4: DISTANCE TABLE

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TABLE 5: AREA TABLE

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
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TABLE 6: DISTANCE TABLE

NO.	DESCRIPTION	DISTANCE (FT.)	DISTANCE (IN.)
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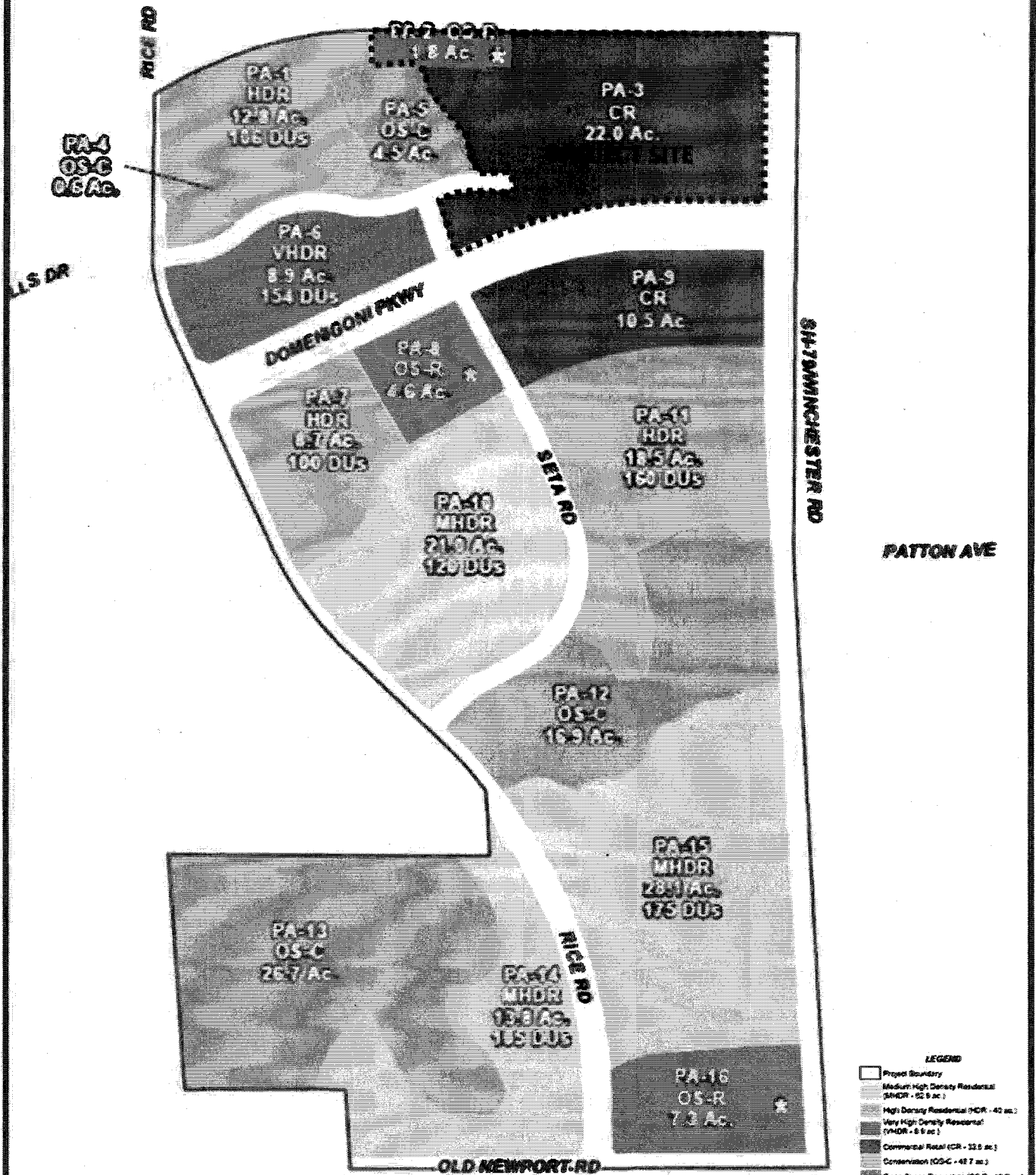
TABLE 7: AREA TABLE

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
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TABLE 8: DISTANCE TABLE

NO.	DESCRIPTION	DISTANCE (FT.)	DISTANCE (IN.)
1
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SALT CREEK

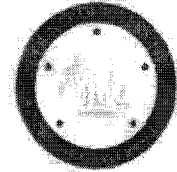


- LEGEND**
- Project Boundary
 - Medium-High Density Residential (MHDR - 92.9 ac)
 - High Density Residential (HDR - 42 ac)
 - Very High Density Residential (VHDR - 8.9 ac)
 - Commercial Retail (CR - 22.0 ac)
 - Conservation (OS-C - 48.7 ac)
 - Open Space Recreation (OS-R - 13.7 ac)
 - Basin Locations



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

*Juan C. Perez
Agency Director*



01/29/19, 10:27 am

PM36545

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM36545. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

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

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 36545 is a schedule "E" subdivision of 25.19 gross acres into 14 lots. The minimum proposed parcel size is 0.61 gross acres.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards
3. County Design Guidelines

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)
Exhibit A (Site Plan)

Advisory Notification. 5 AND - 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) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

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

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

E Health

E Health. 1 0010-E Health-EMWD WATER AND SEWER SERVICE

All projects subject to Specific Plan 288 A2 shall be required to connect to Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the project applicant to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Comments: INEFFECT PAGUTIER 20151118

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

Prior to the development of the residential parcels, a noise study is required to be reviewed by the Office of Industrial Hygiene(IH). Please contact IH at 951-955-8980 for additional details.

Comments: RECOMMND KAKIM 20151117

E Health. 3 0020-E Health-ENVIRONMENTAL CLEANUPS PROGRAM

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the approval of any Planning Case project subject to SP 288 A2, the applicant shall submit to the Department of Environmental Health (DEH), Environmental Cleanups Program (ECP) for review and consideration an original copy of an Environmental Assessment Phase 1 Study (EA Phase 1). Applicable review fees shall be required.

Prior to the Issuance of any Grading Permit, an Environmental Assessment Phase 2 Study (EA Phase 2) shall be submitted to ECP for review if the information provided in the EA Phase 1 study indicates the requirements. Applicable review fees shall be required.

For further information, please contact ECP at (951)955-8982.

ADVISORY NOTIFICATION DOCUMENT

Transportation

- Transportation. 1 0010-Transportation-SP - SP288A2/CONDITIONS (cont.)
 - Newport Road (EW)
 - Menifee Road (NS) at:
 - Newport Road (EW)
 - La Piedra Road (EW)
 - Holland Road (EW)
 - Lindenberger Road (NS) at:
 - Simpson Road (EW)
 - Domenigoni Parkway (EW)
 - Leon Road (NS) at:
 - Domenigoni Parkway (EW)
 - Rice Road (NS) at:
 - Project Driveway (EW)
 - Domenigoni Parkway (EW)
 - Seta Street (EW)
 - Old Newport Road (EW)
 - Seta Street (NS) at:
 - Domenigoni Parkway (EW)
 - Project Driveway (NS) at:
 - Domenigoni Parkway (EW)
 - Winchester Road (SR-79) (NS) at:
 - SR-74 (EW)
 - Stowe Road (EW)
 - 9th Street (EW)
 - Simpson Road (EW)
 - Olive Avenue (EW)
 - Project Driveway (EW)
 - Domenigoni Parkway (EW)
 - Old Newport Road (EW)
 - Scott Road/Washington Road (EW)
 - Warren Road (NS) at:
 - Domenigoni Parkway (EW)
 - Sanderson Avenue (NS) at:
 - Mustang Way (EW)
 - Domenigonia Parkway (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Comments: INEFFECT PAGUTIER 20151118

- Transportation. 2 0010-Transportation-SP - SP288A2/TRAFFIC STUDY

Subsequent implementing projects of the Specific Plan shall

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-SP - SP288A2/TRAFFIC STUDY (cont.)
 submit a traffic study in order to identify which geometric and signal improvements shall be required. If the traffic study shows additional improvement(s) are required beyond those identified in the specific plan conditions, the implementing project shall be responsible for the improvement(s) or as approved by the Transportation Department.

Comments: INEFFECT PAGUTIER 20151118

Transportation. 3 COUNTY WEB SITE

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

Transportation. 4 DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 5 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. 6 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

01/29/19, 10:27 am

PM36545

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6
Department.

STD INTRO 3(ORD 460/461) (cont.)

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50. Prior To Map Recordation

E Health

050 - E Health. 1 0015-E Health Solid Waste Service Not Satisfied

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

050 - E Health. 2 0015-E Health Water and Sewer Service Not Satisfied

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

Fire

050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 2 0050-Fire-MAP-#47-SECONDARY ACCESS Not Satisfied

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

050 - Fire. 3 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 4 0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Fire Department access shall be in accordance with the California Fire Code, 2013 edition, and Riverside County Fire Department standards. An approved turnaround shall be provided at all building sites on driveways over 150 feet in length.

050 - Fire. 5 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

050 - Fire. 6 0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2013 CFC and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 75

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50. Prior To Map Recordation

Fire

050 - Fire. 6 0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR (cont.) Not Satisfied
thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 7 0050-Fire-MAP-#88-ECS-AUTO/MAN GATES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates shall be minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

050 - Fire. 8 0050-Fire-MAP*-#59-ECS-HYDR REQUIR Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that approved fire hydrants exist or that financial arrangements have been made to provide hydrants

050 - Fire. 9 0050-Fire-MAP*-#70-ECS-ADDRESS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: building addresses shall be clearly visible from public roadway. A permanent monument may be required for the address in any of the following ways: Attached to a permanent fence near the entrance to the project; addresses on a metal plate attached to a pole buried in 18"x18" concrete base; block, brick, or rock stand no less than 3 feet in height and 1 foot in width. Address numbers will be minimum 3 inch letter height, 3/8 inchstroke, reflectorized contrasting with the background colors of the sign. Address shall be displayed horizontally.

Flood

050 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section. The engineer/developer will need to submit proof of flood control

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50. Prior To Map Recordation

Flood

050 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied
facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

050 - Flood. 2 ADP Fee Notice 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 Salt Creek Channel – Winchester/North Hemet Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 3 Encroachment Permit Required Not Satisfied
An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

050 - Flood. 4 On-site Drainage Easement Not Satisfied
Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 5 Phasing Not Satisfied
If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to its final map recordation.

050 - Flood. 6 Submit Final WQMP Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.

050 - Flood. 7 Submit Plans - Map Not Satisfied
A copy of the project specific WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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50. Prior To Map Recordation

Planning

050 - Planning. 1 0050-Planning-MAP - CC&R RES PRI COMMON AREA Not Satisfied

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '____', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

050 - Planning. 2 0050-Planning-MAP - COMMON AREA MAINTENANCE Not Satisfied

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

Plan: PM36545

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50. Prior To Map Recordation

Planning

050 - Planning. 2 0050-Planning-MAP - COMMON AREA MAINTENANCE (con Not Satisfied

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area[s] _____.

050 - Planning. 3 0050-Planning-MAP - ECS DEBRIS FLOW Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential debris flow and rockfall hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2288, contain areas of potential debris flow and/or rockfall hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained protect against erosion and future potential slope failure.

050 - Planning. 4 0050-Planning-MAP - ECS LIQUEFACTION Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2288, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

050 - Planning. 5 Map - CC&R Reciprocal Easement Not Satisfied

"*The land divider shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;
2. A copy AND an original wet signed, notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and
4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel.

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the

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50. Prior To Map Recordation

Planning

050 - Planning. 5 Map - CC&R Reciprocal Easement (cont.) Not Satisfied
term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking, drainage and flood control facilities between parcels shown on the TENTATIVE MAP property known as Parcels 1-4 on property known as Pulsar Industrial Court, and (c) contain the following provisions verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, th following provision shall apply:

This Grant of Reciprocal Easement shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to the Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the copy and the original grant of reciprocal easement document shall be forwarded to the Planning Department. The Planning Department shall keep the copy for the case file and forward the original document to the Transportation Department-Survey Division-for safe keeping until the final map is ready to record. The Transportation Department-Survey Division-shall record the original grant of reciprocal easement document in conjunction with the recordation of the final map.

050 - Planning. 6 Map - CC&R Reciprocal Easement Not Satisfied
**The land divider shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval:

050 - Planning. 7 Map - ECS Note-Mt. Palomar Lighting Not Satisfied
The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by 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 Ordinance No. 655."

Planning-PAL

050 - Planning-PAL. 1 Gen - ECS Note Mt Palomar 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."

Survey

050 - Survey. 1 ACCESS RESTRICTION Not Satisfied
Lot access shall be restricted on Domenigoni Parkway and so noted on the final map.

050 - Survey. 2 EASEMENT Not Satisfied

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50. Prior To Map Recordation

Survey

050 - Survey. 2 EASEMENT (cont.) 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 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Domenigoni Parkway and SH-79 (Winchester Road)
- (2) Street lights.
- (3) Trails along Domenigoni Parkway.
- (4) Traffic signals located per traffic condition of approval.

(5) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by the Transportation Department.
- (4) "Streetlight Authorization" form from SCE, or other electric provider.

050 - Transportation. 2 CONSTRUCT RAMP Not Satisfied

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

050 - Transportation. 3 CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 4 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:

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Parcel: 461220022

50. Prior To Map Recordation

Transportation

050 - Transportation. 4 IMP PLANS (cont.) Not Satisfied
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 5 INTERSECTION/50' TANGENT Not Satisfied

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

050 - Transportation. 6 LANDSCAPING/TRAILS Not Satisfied

The project proponent shall comply in accordance with landscaping (and/or trail) requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Domenigoni Parkway and SH-79 (Winchester Road) (and/or trails shall be improved along Domenigoni Parkway.

Landscaping plans shall be submitted on standard County plan sheet form (24" X 36").

Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 7 LIGHTING PLAN Not Satisfied

A separate street light plan and/or a separate bridge light plan) is required for this project. Street (and bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1500 or No. 1501.

050 - Transportation. 8 MAP - DEDICATIONS Not Satisfied

Seta Street (Entry) designated as ENTRY STREET and shall be improved with 54' full-width AC pavement and 6" concrete curb & gutter within the 84 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (54'/84') (Modified for increased improvements from 44' to 54' AC pavements and increased right-of-way from 74' to 84')

NOTE:

1. A 5' sidewalk shall be constructed 3' from the property line within the 15' parkway, per Standard No. 103, Ordinance 461.

050 - Transportation. 9 MAP - EXISTING CALTRANS MAINTAINED Not Satisfied

Winchester Road (SH-79) is a paved "Caltrans" maintained road designated MAJOR HIGHWAY and shall be improved with 38'-55' half-width AC pavement, concrete curb and gutter (project side), 8" concrete curbed raised median, and much up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the CALTRANS within the 109'-126' full-width (59'-76' project side and 50' on the opposite side of centerline) dedicated right-of-way in accordance with County Standard No. 93, page (1 of 2) and (2 of 2), Ordinance 461.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9 MAP - EXISTING CALTRANS MAINTAINED (cont.) Not Satisfied
NOTE:

1. A 5' meandering sidewalk (project side) shall be constructed within the 21' parkway or as approved by Caltrans.
2. A right in/right out driveway shall be constructed per County standard No. 207(A), Ordinance 461.
3. A 12' raised curb median along project boundary on Winchester Road (SH-79) shall be constructed at the centerline as directed by Caltrans. This is restrict access from the project to right-in/right-out turning movements.
4. Project proponent shall pay a fair share amount contribution for the construction of Winchester Road (SH-79) bridge as determined by the Director of Transportation.
5. All required curb to curb improvement plans, within the Caltrans jurisdiction, shall be submitted to Caltrans.
6. All parkway improvement plans, within the Caltrans jurisdiction, shall be submitted to County Transportation Department for review and approval.

050 - Transportation. 10 MAP - EXISTING MAINTAINED Not Satisfied

Domenigoni Parkway is a paved County maintained road designated URBAN ARTERIAL HIGHWAY and shall be improved with a 12' wide sidewalk/bike path adjacent to the right-of-way line within the 21' dedicated parkway, and/or drainage devices including sewer and water laterals shall be constructed as determined by the Director of Transportation.

NOTE:

1. Driveway shall be constructed per Standard No. 207(A), Ordinance 461 along Domenigoni Parkway.
2. Driveway shall be right in/out only.

050 - Transportation. 11 SIGNING & STRIPING PLAN Not Satisfied

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

050 - Transportation. 12 SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 13 ST DESIGN/IMPRV CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with PM37414.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 14 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS Grade-MAP - EASEMENTS/PERMISSION Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

060 - BS-Grade. 2 0060-BS Grade-MAP - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS Grade-MAP - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

060 - BS-Grade. 4 0060-BS-Grade-MAP - NO PRECISE GRDG Not Satisfied

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

Flood

060 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied

and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section. The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

060 - Flood. 2 ADP Fee - Map Not Satisfied

Parcel Map (PM) 36545 is located within the limits of the Salt Creek Channel – Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

060 - Flood. 3 Encroachment Permit Required Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

060 - Flood. 4 Phasing Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to its final map recordation.

060 - Flood. 5 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 6 Submit Plans Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1 0060- PLANNING- BIOLOGY- SPECIFIC PLAN CONDITION Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060- PLANNING- BIOLOGY- SPECIFIC PLAN CONDITION Not Satisfied

A non-jurisdictional determination from USACE and CDFG staff shall be obtained or applicable permits obtained by implementing Project developers from these agencies prior to development of the planning areas PA-1 through PA-4.

060 - Planning. 2 0060- PLANNING- CULTURAL- SPECIFIC PLAN CONDITIO Not Satisfied

For any grading activity that involves excavation below a depth of five feet from natural grade, a paleontological resource monitoring program shall be developed and submitted to the County Department of Building and Safety prior to the issuance of the associated grading permit. The program shall include for monitoring the site, by a qualified professional, for paleontological resources during 50 percent of the time of mass grading activities.

If paleontological resources are discovered during the monitoring activities, and such resources are determined to be potentially significant, resource recovery and/or recordation operations shall occur as directed by a qualified professional. Such operations may include resource salvage, preparation of recovered specimens, identification and curation, and written documentation.

The qualified monitor is empowered to temporary halt or divert grading equipment to allow removal of abundant or large specimens.

060 - Planning. 3 0060- PLANNING- CULTURAL Not Satisfied

The developer/permit holder or any successor in interest shall comply with the following for the life of this Project: If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to Project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being 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 its sacred or cultural importance. -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. -At the meeting, the significance of the discoveries shall be discussed and after coordination with the Native American tribal (or other appropriate ethnic/cultural group representative) and the Project Archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to whether the resource will be subject to preservation in place or documentation and/or data recovery. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties.

060 - Planning. 4 0060- PLANNING- CULTURAL Not Satisfied

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for mitigation services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all mass or rough grading activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, mass or rough grading, trenching, and structure demolition. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors. Monitoring may

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060- PLANNING- CULTURAL (cont.) Not Satisfied

be stopped or reduced if in the professional opinion of the Project Archaeologist, and the concurrence of the County Archaeologist, there is no further need for monitoring after a reasonable period of monitoring with negative results. Pursuant to the recommendation in the Phase II Archeological Testing and Evaluation the soil in and around the central and east central portions of the Locus B, Site 33-0020292, shall be removed under the direction of the archaeological monitor (i.e. controlled removal) and screened for artifacts as part of the monitoring program. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. NOTE: -The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/ permit holder and any required tribal or special interest group monitor throughout the process. -This agreement shall not modify any approved condition of approval or mitigation measure

060 - Planning. 5 0060- PLANNING- GRADING- SPECIFIC PLAN CONDITION Not Satisfied

- 1 - The toes and tops of all slopes higher than ten feet shall be rounded with curves with radii designed in proportion to the total height of the slope where drainage and stability permits such rounding.
- 2 - Where cut and fill slopes are created higher than ten feet, detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to grading plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.
- 3 - Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained.
- 4 -All grading activities shall be in substantial conformance with the overall Conceptual Grading Plan of the SPECIFIC PLAN and shall implement all the grading-related recommendations in the Geotechnical Investigation Report prepared by the Garret Group, LLC, and the supplemental Geologic Update prepared by Petra Geotechnical, Appendix B.
- 5 - Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared which analyzes on-site soil conditions and slope stability and includes appropriate measures to control erosion and dust.
- 6 - Prior to any on-site grading for each project or group of projects, a detailed grading plan shall be prepared. A grading permit shall be obtained from the County of Riverside, as required by County Ordinance No. 457, prior to grading.
- 7 - Grading work on the entire project site shall be balanced on-site whenever possible.
- 8 - Potential brow ditches, terrace drains, or other minor swales shall be lined with natural erosion control materials or concrete and shall comply with NPDES "Best Management Practices.

060 - Planning. 6 0060- PLANNING- SPECIFIC PLAN CONDITION Not Satisfied

To reduce construction equipment emissions during site grading in Phase 1, the contractor's fleet of off-road diesel-powered construction equipment greater than 25 hp shall meet the Tier 2 off-road emissions standards or better. Prior to issuance of grading permits, proof of compliance shall be provided to the County in Project construction specifications, which shall include, but is not limited to, a copy of each unit's certified tier specification.

060 - Planning. 7 0060-Planning-MAP - ARCHAEOLOGIST RETAINED Not Satisfied

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 0060-Planning-MAP - ARCHAEOLOGIST RETAINED (cont.) Not Satisfied
for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

060 - Planning. 8 0060-Planning-MAP - CULTURAL RESOURCES Not Satisfied
Prior to issuance of grading permits where archaeological monitoring is required, the County Archaeologist or her/his representative shall attend the pre-grade meeting to ensure that cultural sensitivity training is adequately presented by the Project Archaeologist and Tribal Monitor, as appropriate.
The selected Project Archaeologist for archaeological monitoring work shall be the consultant-of-record for that scope of work. Any changes in archaeological consultant shall require county approval.
The County Archaeologist may make site inspections at any time during site grading to ensure compliance with monitoring requirements.

060 - Planning. 9 0060-Planning-MAP - F&W CLEARANCE Not Satisfied
PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain 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 obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification.

060 - Planning. 10 0060-Planning-MAP - PALEO PRIMP & MONITOR Not Satisfied
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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied
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 standard 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. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies 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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied
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.

060 - Planning. 11 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 184.9 acres in accordance with the SPECIFIC PLAN.* If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

* The fee may be applied to the proposed area of disturbance or the entire SPECIFIC PLAN site at the discretion of the County Fee Administrator

Transportation

060 - Transportation. 1 Drainage Easement(s) Not Satisfied

The applicant shall provide on plan the instrument numbers and recordation dates of the proposed drainage easements.

060 - Transportation. 2 SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA
Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070- PLANNING- CULTURAL Not Satisfied

To reduce construction-related fugitive dust emissions, the contractor shall provide the County Building and Safety Department with sufficient proof of compliance with SCAQMD Rule 403 and other dust control measures including, but not limited to: -watering active sites three times daily, -requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more, assuming no rain), -requiring all trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070- PLANNING- CULTURAL (cont.) Not Satisfied

public roads to be covered and maintain a freeboard height of 12 inches, -suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour, post contact information outside the property for the public to call if specific air quality issues arise; the individual charged with receipt of these calls shall respond to the caller within 24 hours and resolution of the air quality issue, if valid, will occur as soon as possible, -sweeping of streets using SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks (utilizing recycled water if it becomes available) at the end of the day if visible soil material is carried over to adjacent streets, -posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved roads, -installation of wheel washers or gravel pads at construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip to prevent track out, -replacing ground cover in disturbed areas as quickly as possible, and -paving of all roadways, driveways, sidewalks, etc., shall be completed as soon as possible.

070 - Planning. 2 0070-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

PRIOR TO GRADING FINAL: The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. Prior To Building Permit Issuance

BS-Grade

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

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

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

Parcel Map (PM) 36545 is located within the boundaries of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

080 - Flood. 2 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 2 Submit Final WQMP (cont.) Not Satisfied

080 - Flood. 3 Submit Plans Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Transportation

080 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Domenigoni Parkway and SH-79 (Winchester Road)
- (2) Trails along Domenigoni Parkway.
- (3) Streetlights.
- (4) Traffic signals per traffic condition of approval.
- (5) Street sweeping

080 - Transportation. 2 FAIR SHARE FEE Not Satisfied

Project proponent shall pay a fair share amount contribution for the construction of Winchester Road (SH-79) bridge as determined by the Director of Transportation.

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).

Flood

090 - Flood. 1 BMP - Education Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK

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90. Prior to Building Final Inspection

Flood

090 - Flood. 1 BMP - Education (cont.) Not Satisfied

Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 Facility Completion - Map Not Satisfied

The District will not release occupancy permits for any lots within the map or phase within the recorded map until the new storm drain and the drainage system are deemed substantially complete.

090 - Flood. 3 Implement WQMP - Map Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

Planning

090 - Planning. 1 0090- PLANNING- MAP - CULTURAL Not Satisfied

Prior to final inspection of the first building permit, the developer/permit holder shall submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Archeologist's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

Transportation

090 - Transportation. 1 80% COMPLETION Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and Alternate(secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The

01/29/19
11:18

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 21

Plan: PM36545

Parcel: 461220022

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 WRCOG TUMF (cont.) Not Satisfied
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation
Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance,
pursuant to Ordinance No. 824.

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

DATE: November 3, 2015

TO:

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

Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Regional Parks & Open Space

P.D. Landscape Architects
Riv. Co. Waste Resources Management Dept.
3rd District Supervisor
3rd District Planning Commissioner

TENTATIVE PARCEL MAP NO. 36545- EA: 42848- Applicant: Regent Winchester- Albert Webb & Associates- Third Supervisorial District – Winchester Zoning Area- Harvest Valley/Winchester Area Plan- Community Development: Commercial Retail (CD: CR), Community Development: High Density Residential (CD: HDR), Community Development: Medium Density Residential (CD:MDR), Open Space: Conservation (OS:C), Open Space: Reservation (OS:R), and Community Development: Very High Density Residential (CD: VHDR)- Location: Northerly of Dornnigoni Parkway, southerly of Salt Creek Channel, easterly of Rice Road, and westerly of Winchester Road-53.46 acres- Zoning: Specific Plan (SP). **REQUEST:** The Parcel Map proposes a Schedule "E" subdivision to create fifteen (15) parcels in three (3) separate phases. Two (2) of the parcels will be for residential land use and thirteen (13) of the parcels will be for commercial/retail use. APNs: 461-220-116 and 461-220-011.

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 November 19, 2015.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Peter Lange, (951) 955-1417, Project Planner**, or e-mail at PLange@rctlma.org/ MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

November 16, 2015

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36545)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Winchester area of Riverside County. It is situated Northerly of Dormnigoni Parkway, southerly of Salt Creek Channel, easterly of Rice Road, and westerly of Winchester Road-53.46 acres. A project description can be found below and a map depicting the location is attached. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rcplma.org or by contacting me at (951) 955-2873.

The Parcel Map proposes a Schedule "E" subdivision to create fifteen (15) parcels in three (3) separate phases. Two (2) of the parcels will be for residential land use and thirteen (13) of the parcels will be for commercial/retail use. APNs: 461-220-116 and 461-220-011.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Peter Lange, Project Planner, plange@rcplma.org

Attachment: Project Vicinity Map

PM36545



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 the product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON: 11/14/2015 7:54:53 PM

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Legend

- Display Parcels
- roads/airto
- highways
- hwy
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- CARRAMP
- US-HWY
- counties
- cities
- hydrography/features
- waterbodies
- Lakes
- Rivers

Notes



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

November 16, 2015

Jim McPherson
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36545)

Dear Mr. McPherson:

This serves to notify you of a proposed project located within the Winchester area of Riverside County. It is situated Northerly of Dormnigoni Parkway, southerly of Salt Creek Channel, easterly of Rice Road, and westerly of Winchester Road-53.46 acres. A project description can be found below and a map depicting the location is attached. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

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Sincerely,

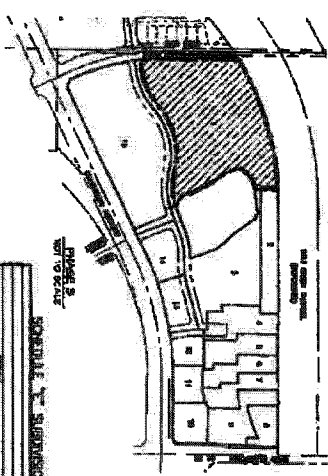
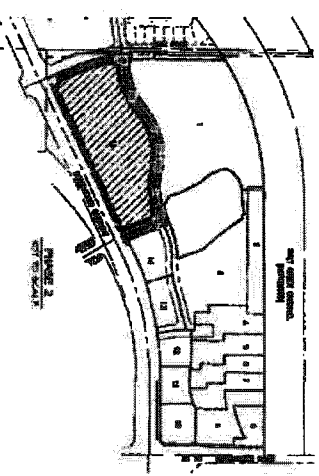
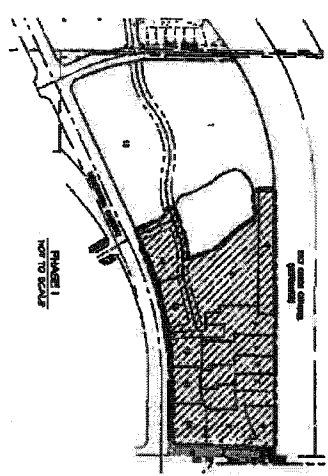
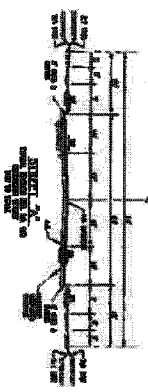
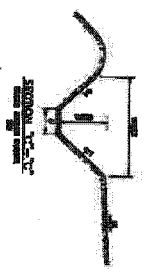
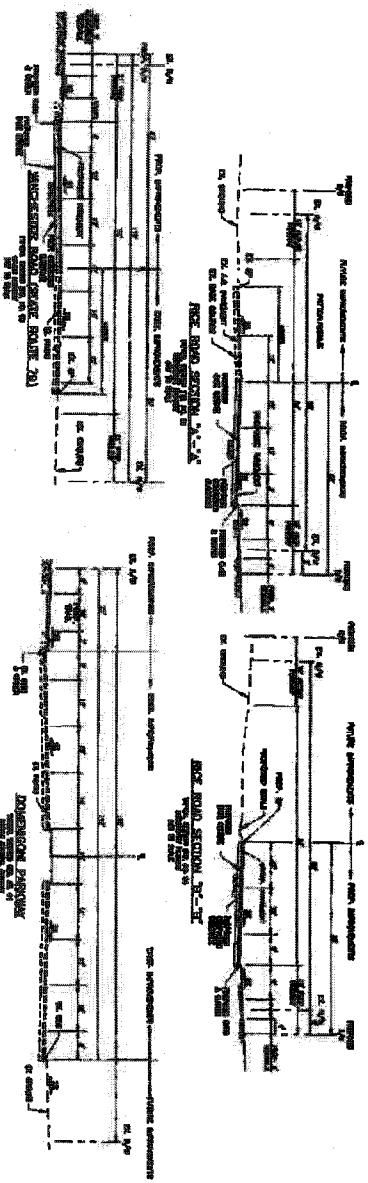
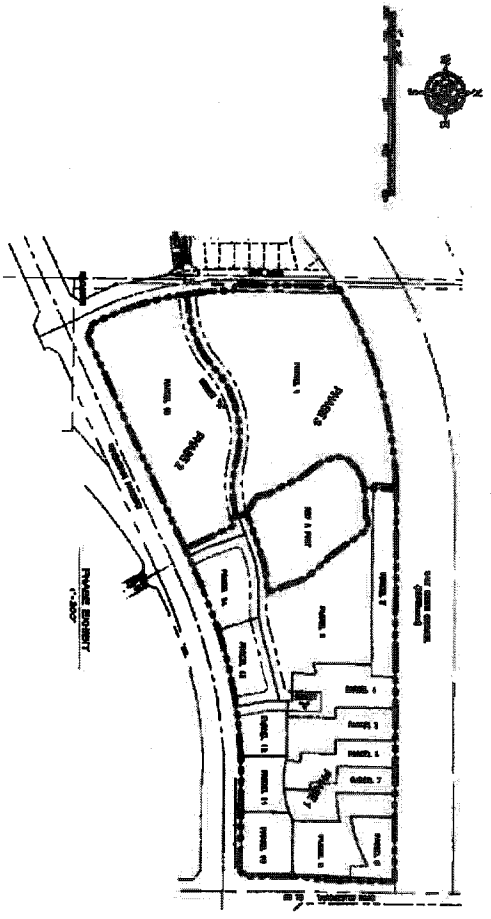
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Peter Lange, Project Planner; plange@rctlma.org

Attachment: Project Vicinity Map

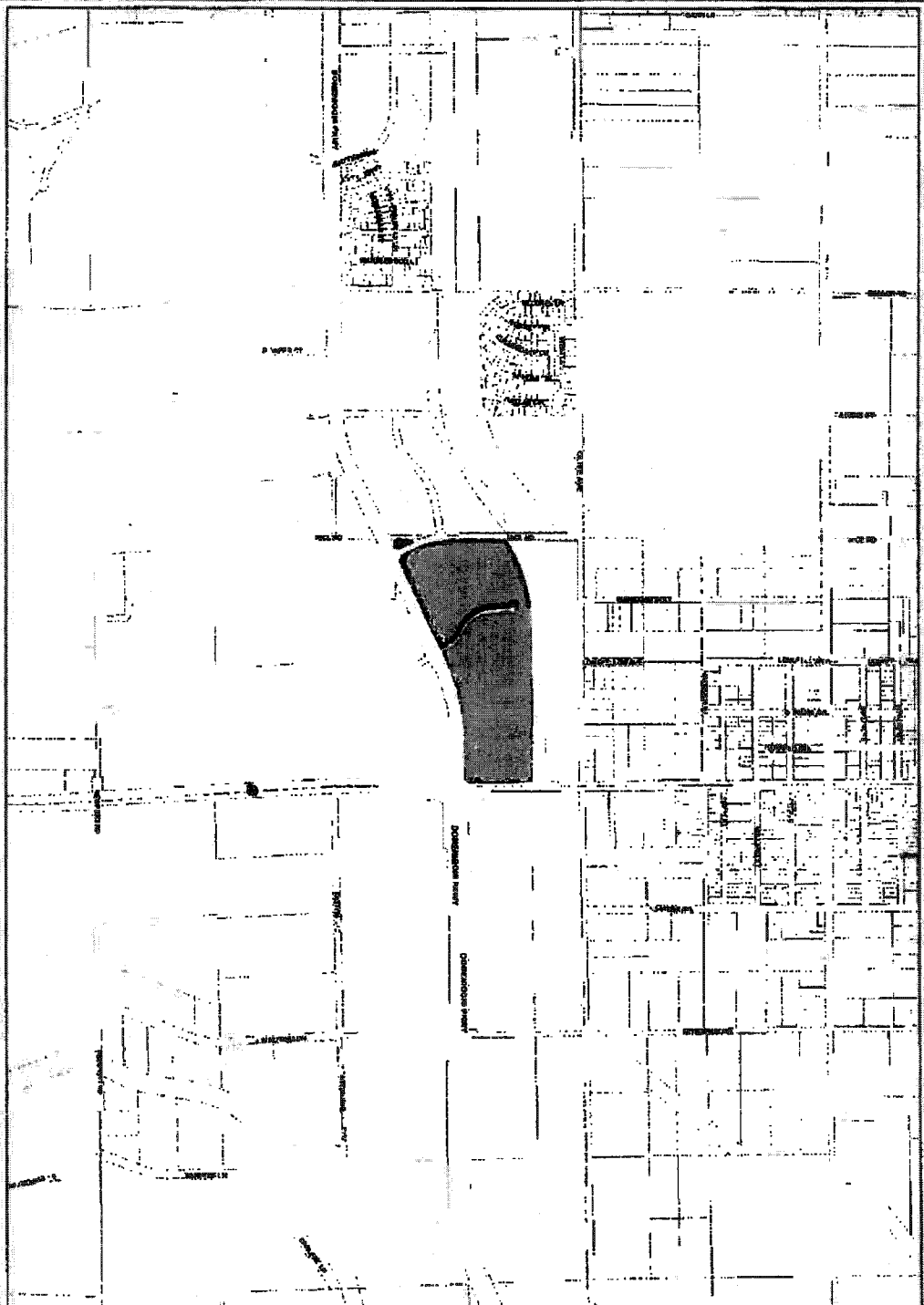
COUNTY OF RIVERSIDE
 TENTATIVE PARCEL MAP NO. 36545
 PHASING EXHIBIT AND TYPICAL STREET SECTIONS



SCHEDULE "B" SUBDIVISION

DATE OF RECORDATION	1987-08-11
RECORDING OFFICE	CLERK OF SUPERIOR COURT, RIVERSIDE, CALIF.
BOOK AND PAGE	36545-1
DATE OF PREPARATION	1987-07-15
DATE OF RECORDATION	1987-08-11
DATE OF PREPARATION	1987-07-15
DATE OF RECORDATION	1987-08-11
DATE OF PREPARATION	1987-07-15
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DATE OF PREPARATION	1987-07-15

PM36545



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REPORT PRINTED ON: 1/14/2015 7:56:53 PM

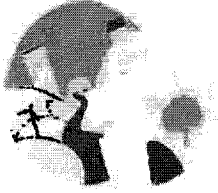
© Riverside County TMA GIS



Legend

- Display Parcels
- roads/rto
- highways
- Hwy
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- URHWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

Notes



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

November 16, 2015

Anna Hoover, Cultural Analyst
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36545)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the Winchester area of Riverside County. It is situated Northerly of Domnigoni Parkway, southerly of Salt Creek Channel, easterly of Rice Road, and westerly of Winchester Road-53.46 acres. A project description can be found below and a map depicting the location is attached. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rcplma.org or by contacting me at (951) 955-2873.

The Parcel Map proposes a Schedule "E" subdivision to create fifteen (15) parcels in three (3) separate phases. Two (2) of the parcels will be for residential land use and thirteen (13) of the parcels will be for commercial/retail use. APNs: 461-220-116 and 461-220-011.

Sincerely,

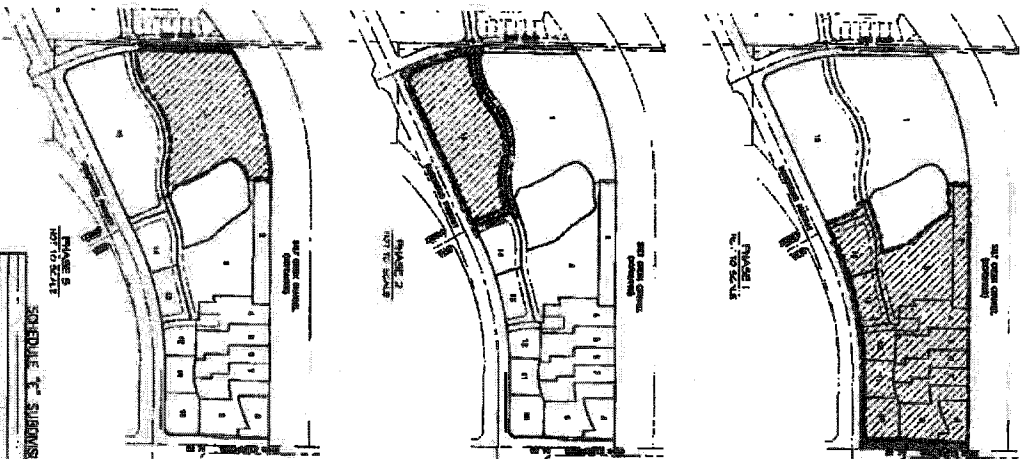
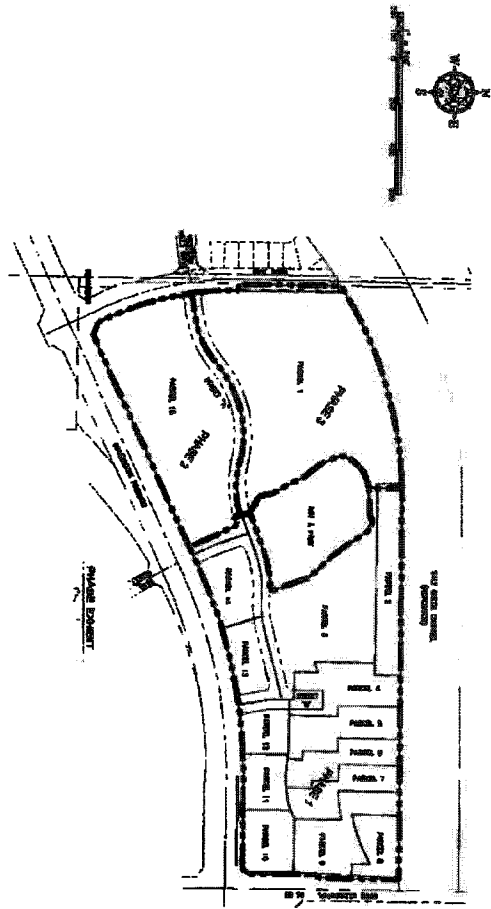
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Peter Lange, Project Planner; plange@rcplma.org

Attachment: Project Vicinity Map

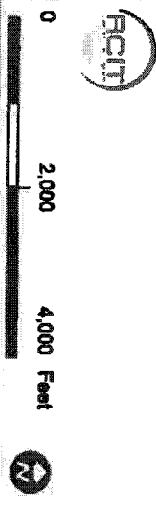
COUNTY OF RIVERSIDE
 TENTATIVE PARCEL MAP NO. 36545
 PHASING EXHIBIT AND TYPICAL STREET SECTIONS



SCHEDULE "C" SUBDIVISION

APPROVED	DATE
REVISION	DATE
PREPARED BY: JOHN W. HARRIS & COMPANY, INC. 1000 G STREET, SUITE 100, RIVERSIDE, CALIF. 92501 PHONE: (714) 941-1111 FAX: (714) 941-1112	

PM36545



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REPORT PRINTED ON... 1/14/2015 7:54:53 PM

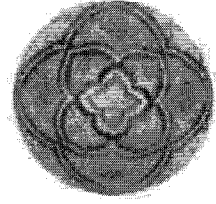
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- Legend**
- Display Parcels
 - road/samno
 - highways
 - Hwy
 - INTERCHANGE
 - INTERSTATE
 - OFF-RAMP
 - ON-RAMP
 - US-Hwy
 - counties
 - cities
 - hydrograph/hydras
 - waterbodies
 - Lakes
 - Rivers

Notes

AGUA CALIENTE BAND OF CAHUILLA INDIANS



January 29, 2019

03-006-2017-009

[VIA EMAIL TO:Hthomson@rivco.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: Multiple Amendments to Ordinance No. 348.4

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the GPA 1218 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. Since this action does not have the potential to impact cultural resources, we have no concerns at this time. This letter shall conclude our consultation efforts.

***At this time the concerns of the ACBCI THPO have been addressed and proper mitigation measures have been proposed to ensure the protection of tribal cultural resources. This letter shall conclude our AB52 consultation efforts.**

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6956. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Lacy Padilla
Archaeological Technician
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

Handwritten:
P. 20
7/6/2016

March 23, 2016

Attn: Heather Thomson, Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; PM36545

This letter serves as a formal conclusion to consultation under AB 52 for the Soboba Band of Luiseño Indians.

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies. Please feel free to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
iontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

Deke

December 14, 2015

Attn: Heather Thomson, Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; PM36545

The Soboba Band of Luiseno Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseno Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseno Indians.

RINCON BAND OF LUISEÑO INDIANS
Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2635 Fax:(760) 749-2639



November 23, 2015

Heather Thomson
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: PM36545

Dear Ms. Thomson:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding the PM36545 Project and we thank you for the SB18/AB52 continued consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Territory of the Luiseño people but, is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are closer to your project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Vincent Whipple
Manager
Rincon Cultural Resources Department

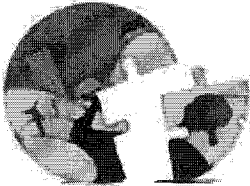
Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TPN36545 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Regent Winchester, LLC E-Mail: lgo@regentproperties.com

Mailing Address: 11980 San Vicente Blvd., Suite 200

<u>Los Angeles</u>	<u>CA</u>	<u>90049</u>
City	State	ZIP

Daytime Phone No: (951) 216-4467 Fax No: (310) 800-8801

Engineer/Representative's Name: Albert A. Webb Associates/Danielle Logsdon E-Mail: danielle.logsdon@webbassociates.com

Mailing Address: 3788 McCray Street

<u>Riverside</u>	<u>CA</u>	<u>92506</u>
City	State	ZIP

Daytime Phone No: (951) 888-1070 Fax No: () _____

Property Owner's Name: Regent Winchester, LLC E-Mail: lgo@regentproperties.com

Mailing Address: 11980 San Vicente Blvd. Suite 200

<u>Los Angeles</u>	<u>CA</u>	<u>90049</u>
City	State	ZIP

Daytime Phone No: (951) 216-4467 Fax No: (310) 800-8801

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

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Regent Winchester, LLC

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

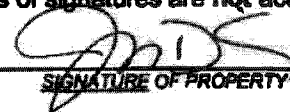
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Regent Winchester, LLC

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-220-016 & 461-220-011

Section: 33 Township: 5S Range: 2W

Approximate Gross Acreage: 53.46

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Domenigoni Parkway, South of Salt Creek Channel, East of Rice Road, West of Winchester Road.

Thomas Brothers map, edition year, page number, and coordinates: 2010, Page 869, E1

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

Create a parcel map with 15 parcels. Two parcels will be for residential use and 13 will be for commercial/retail use. This will be a schedule E subdivision with three phases.

Related cases filed in conjunction with this request:

SP 288 A-2

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

EA No. (if known) _____ EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: Traffic Study, Geotechnical Report, Archaeological Report, Biological Report

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) _____

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 98,448 cy

Estimated amount of fill = cubic yards 224,413 cy

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Does the project need to import or export dirt? Yes No

Import 125,965 cy Export _____ Neither _____

What is the anticipated source/destination of the import/export?

Crossroads south another side of Domenigoni Parkway

What is the anticipated route of travel for transport of the soil material?

Along Seta across Domenigoni

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 10 | 16 | 15

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region		
Project File No.		
Project Name:		
Project Location:	North of Damaged Parkway, Westchester, CA	
Project Description:		
Proposed Project Consists of, or Includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed ² Descriptions of SIC codes can be found at http://www.osha.gov/ps/inis/sicsearch.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana Region Watershed of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Drainage Area Management Plan (DAMP). New developments and redevelopment projects within Santa Margarita Region Watershed must mitigate their post construction water quality impacts by complying with Section 6 of the individual Co-permittee Jurisdictional Runoff Management Plan (JRMP). Some development and redevelopment projects may be required to submit a project-specific WQMP/SSMP in compliance with Section 6 of the DAMP and with Section 6 of the individual Co-permittee JRMP. Projects within the Whitewater watershed may refer to Appendix H of the Whitewater River Region Stormwater Management Plan (SWMP). These documents are available on-line at:

<http://rcflood.org/NPDES/SantaAnaWS.aspx>,
<http://rcflood.org/NPDES/SantaMargaritaWS.aspx>, and
<http://rcflood.org/NPDES/WhitewaterWS.aspx>

Noncompliance with Riverside County Ordinance No. 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

FILING INSTRUCTIONS FOR SUBDIVISION APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Subdivision application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE SUBDIVISION AND DEVELOPMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. Thirty-five (35) copies (40 if submitted at the Palm Desert Planning Office) of the Tentative Map. The map must also include the information described in the applicable application type column of the Subdivision and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
5. Six (6) copies (9 if submitted at the Palm Desert Planning Office) of building floor plans (Exhibit "C") and elevations (Exhibit "B") elevations if project is a vesting tract, planned residential development (condominium etc.) or is within a R-2, R-4, or R-6 Zone. The exhibits shall also include the information described in items 1 through 7 of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
6. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
7. Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
8. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
9. Digital images of the aerial photograph, Tentative Map, Exhibit B (Building Elevations) & Exhibit C (Building Floor Plans), if any, the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
10. Two (2) completed copies of the Project Specific Preliminary WQMP for the applicable watershed, if required.
11. One (1) SAN 53 (Sewer & Water Availability) letter from the Riverside County Environmental Health Department.
12. One geological report or waiver thereof if the land division lies within an Alquist-Priolo Earthquake Fault Zone.
13. One program for soil erosion control and other pollutants if the land division lies within a desert blow sand area.
14. Request for waiver of final map, when applicable (Parcel Maps only).
15. Deposit-based fees for the applicable application type or types, and Environmental Assessment deposit-based fee.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

The following is the minimum information required on the tentative map exhibit. The information below consists of detailed descriptions of information required on primary exhibits, as indicated in the Subdivision and Development Matrix.

SPOT ELEVATIONS

Spot elevations (proposed finished elevations) sufficient to demonstrate that streets, driveways, parking lots, and drainage grades meet minimum requirements. Spot elevations may be necessary at street intersections, ends, and cul-de-sacs; beginning and end of all driveways, parking lot outer limits, entrance and end points, and at all grade breaks.

CONSTRAINED AREA

Constrained areas include, but are not limited to, the following resources and hazards: Slopes in excess of 25%, biologically sensitive areas, archaeologically sensitive areas, flood hazard areas, ridgelines, hilltops, and geologically hazardous areas. Within constrained areas, proposed pad locations and driveways must be shown.

SITE GRADING, SUBSURFACE DISPOSAL REQUIREMENTS

When subsurface disposal is proposed, include and identify the primary sewage disposal system and its 100% expansion area, proposed cuts and/or fills in the areas of the sewage disposal systems, the elevation of the individual building pads such that there will be gravity feed to the sewage disposal system, and statement signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report. Said statement may be attached to the grading plan or placed upon a blue line copy of the grading plan.

DRAINAGE PLAN

Tentative Maps/Primary Exhibits shall include a conceptual drainage plan showing how all on-site and off-site stormwater will be conveyed through the property. The exhibit shall clearly label points of concentration where flows enter or exit the site and indicate the amount of runoff (cubic feet per second - CFS) and the tributary drainage area (acres) at these points. The drainage plan shall acknowledge offsite construction required to collect flows and to discharge them to an adequate outlet. The exhibit shall also clearly label all watercourses, channels, culverts, brow ditches, or other flood control facilities passing through the site and indicate whether they are proposed or existing. Additionally, all facilities shall be labeled with name, owner, maintenance entity, capacity, grades, and dimensions. All easements or rights of way shall be shown and their widths indicated. Where calculated flow rates or hydraulic capacities are supplied or where flood control facilities are proposed, the exhibit shall be signed and sealed by a registered civil engineer.

In cases where it is not feasible to show the required detail on the exhibit or where offsite improvements or analysis are required, the applicant may submit two (2) copies of a drainage report as a supplement to the exhibit.

WATER QUALITY MANAGEMENT PLAN (WQMP) & Standard Stormwater Mitigation Plan (SSMP)

The Santa Ana, San Diego, and Colorado River Regional Water Quality Control Boards have adopted Board Orders R8-2010-0033, R9-2010-0016, and R7-2013-0011, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4 permit, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, projects submitted within the certain portions of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP) or with the Standard Stormwater Mitigation Plan (SSMP). The WQMP/SSMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP/SSMP requirements will vary depending on the project's geographic location (Santa Ana River, Santa Margarita River or Whitewater River watersheds). The WQMP/SSMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

<http://rcflod.org/NPDES/>

To comply with the WQMP/SSMP, a developer must submit a "Project-Specific", post construction WQMP/SSMP. This report is intended to, a). Identify potential post-project pollutants and hydrologic impacts associated with the development; b). Identify proposed mitigation measures (Best Management Practices - BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c). identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as an appendix to the WQMP/SSMP.

Projects requiring Project Specific WQMPs or Project Specific SSMPs will need to include a PRELIMINARY Project Specific WQMP/SSMP along with the subdivision application package. The format of the PRELIMINARY report would mimic the format/template of the final report but would be at a much lesser level of detail. For example, points a, b & c above would be covered, rough calculations supporting sizing would be included, and footprint/locations for the BMPs would be identified on the tentative exhibit. Detailed drawings will not be required.

FLOOR PLANS AND ELEVATIONS

All floor plans and elevation exhibits shall include the information listed as indicated for items 1 through 7 of the Primary Exhibit Requirements (page 13) folded no larger than 8½" x 14". In addition, architectural elevations shall include scaled drawings of all sides of all buildings with dimensions indicating proposed height, and any wall signs, air conditioning equipment, solar equipment or other equipment mounted on exterior walls or roof. Conceptual sign program will be presented on the building architectural elevations or as a separate exhibit. No landscaping, figures, or other presentation decorations shall be illustrated on the building elevations.

DESIGN MANUAL

As an alternative to showing footprints, elevations, and floor plans, eight (8) copies of a Design Manual may be prepared and submitted as part of the Vesting Map or Planned Residential/Commercial Development application package. If this alternative is utilized, the applicant shall be required to identify on the tentative map, or as an exhibit to the tentative map, the building envelope for each lot. The building envelope is the buildable portion of the lot excluding all side, front and rear yard requirements and any special easements, uses, or topographic constraints. The applicant must insure that there is adequate area outside of the setback requirements for each housing model to be built on each lot, or identify model types that cannot be built on specific lots. This includes fireplaces, with the exception of the one-foot that is allowed to encroach into the setback. The applicant must identify in the design manual whether or not fireplaces will extend one foot into the setback.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Design Manuals shall contain the following minimum information: Development Standards (ranges of minimum and maximum lot sizes, setbacks, height, frontage, depth, width, encroachments, lot coverage, parking, landscaping, size of dwelling units, location of two story structures, etc.), Design Guidelines (lighting concepts, grading criteria, siting criteria, fencing/walls, architectural features such as theme, form, mass, height, shade/shadow, building relief, materials, roof form and material, spaces, and accessory structures), Landscaping (coverage, plant selection, planting guidelines, special treatments), Lighting, and other information as required.

Projects with design manuals will receive a condition of approval, requiring plot plan approval prior to the issuance of a building permit, filed pursuant to Section 18.30 of Ordinance No. 348, finalizing footprint location and model type on each lot.

ALTERNATIVE ACCESS

When alternative access is required and the alternative access is off-site, or when any other public improvement is required or proposed off-site, the land divider shall do each of the following as part of the tentative map review.

1. Provide any studies or information required to adequately evaluate the environmental impacts of constructing the off-site, improvement/alignment; and,
2. Show all proposed centerline, approximate gradients and radii on the tentative map in addition to other factors such as street widths, pavement surface, etc. for the off-site improvement/alignment; and,
3. Provide mailing labels showing the addresses of property owners that are adjacent to the off-site improvement/alignment for hearing notification purposes and,
4. Provide written assurance(s) from the owner(s) of the property underlying the off-site improvement/alignments that sufficient right-of-way to construct will be provided. A formal agreement or offer of dedication is not necessary to satisfy this requirement, but the owner's willingness to cooperate must be communicated as to a form acceptable to the Transportation Department; and, in the event that the land divider does not satisfy one or more of the requirements set forth in subsections J-1, J-2, or J-3 of Riverside County Ordinance No. 460, and no exception is granted, the tentative map shall be redesigned such that the off-site improvement/alignment is no longer required. If the land divider refuses or is unable to redesign project review staff shall recommend to the appropriate Advisory Agency or Appeal Board that the tentative map be denied. In the event that the land divider does not satisfy the requirement set forth in subsection J-4. of RCO No. 460, project review staff shall note in its report the potential need to institute eminent domain proceedings and the appropriate Advisory Agency or Appeal Board may, in its discretion, act on the tentative map as designed or require that the map be redesigned to eliminate the off-site improvement/alignment.

The following table lists the minimum information required on the tentative map exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE AMENDMENT BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All map exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the subdivision, including information not specifically required by this checklist.

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SUBDIVISION AND DEVELOPMENT MATRIX					
PM	TR	PRD	PCD	VM	
					PM = Parcel Map TR = Tract Map PRD = Planned Residential Development PCD = Planned Community Development VM = Vesting Map
X	X	X	X	X	1. Name, address, and telephone number of applicant.
X	X	X	X	X	2. Name, address, and telephone number of landowner.
X	X	X	X	X	3. Name, address, and telephone number of exhibit preparer.
X	X	X	X	X	4. Assessor's Parcel Number(s) and, if applicable, address of the property.
X	X	X	X	X	5. Scale (number of feet per inch) use Engineer's Scale for all maps and exhibits. Architect's scale is only acceptable for the floor plans, elevations, and landscaping plans.
X	X	X	X	X	6. North arrow.
X	X	X	X	X	7. Date tentative map or exhibit prepared.
X	X	X	X	X	8. Map Number.
X	X	X	X	X	9. Title of Map (i.e. Map No., "Vesting Tentative Map", etc.).
X	X	X	X	X	10. Proposed improvement schedule (i.e. Schedule "A", "B", "C", etc.).
X	X	X	X	X	11. Map book and page numbers of adjoining recorded land divisions.
X	X	X	X	X	12. Complete legal description of property.
X	X	X	X	X	13. Overall dimensions and approximate total net and gross acreage of property.
X	X	X	X	X	14. Vicinity map, showing two access roads and site relationship to major highways and cities (Proposed and existing paved roads will be indicated by heavy dark lines or noted as paved).
X	X	X	X	X	15. Exhibit Amendment Block.
X	X	X	X	X	16. Thomas Brothers map page and coordinates (Indicate edition year used.).
X	X	X	X	X	17. Land division boundary line.
X	X	X	X	X	18. Proposed lot lines and dimensions of each parcel.
X	X	X	X	X	19. Net lot size, for each lot.
X	X	X	X	X	20. Gross lot size, for each lot 2 acre and larger in size.
X	X	X	X	X	21. Location of adjoining property and lot lines.
X	X	X	X	X	22. A statement indicating that the tentative map includes the entire contiguous ownership of the land divider or only a portion thereof.
X	X	X	X	X	23. Existing and proposed zoning and land use of property.
X	X	X	X	X	24. Existing use and zoning of property immediately surrounding subject property.
X	X	X	X	X	25. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
X	X	X	X	X	26. Names of utility purveyors and school district(s), including providers of water, sewer, gas, electricity, telephone, and cable television.
X	X	X	X	X	27. Location, widths, and improvements of existing and proposed public utility easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.
X	X	X	X	X	28. Names, locations, right-of-way widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. If private streets are proposed, they shall be so noted on the tentative map.
				X	29. Proposed names of streets without current names.
X	X	X	X	X	30. List and accurately show all easements of record (by map or instrument number).
X	X	X	X	X	31. Streets, alleys, and rights-of-way providing legal access to the property.
X	X	X	X	X	32. Indicate whether or not property is within a County Service Area or Community Facilities District, identify the district or area.
X	X	X	X	X	33. Typical street improvement cross-section (not required on schedule "H" or "I" parcel maps).
X	X	X	X	X	34. Label and describe any land or rights-of-way to be dedicated to public or other uses.
X	X	X	X	X	35. Any known existing wells on the property or within 200 feet of the property boundary.

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SUBDIVISION AND DEVELOPMENT MATRIX					
PM	TR	PRD	PCD	VM	
					PM = Parcel Map TR = Tract Map PRD = Planned Residential Development PCD = Planned Community Development VM = Vesting Map
X	X	X	X	X	36. Existing topography of the property, with the source(s) of the contour lines identified. The contour lines shall extend 300 feet beyond the exterior boundaries of the subject property when adjacent property is unimproved or vacant. When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to determine compatibility with adjacent property. Maximum contour interval should be five feet. Flood Control District and Transportation Department base maps are acceptable sources of information. Topography from U.S.G.S. maps may be used only when more detailed information is not available. Additional topography map be required if deemed necessary.
	X	X			37. Preliminary grading including all cut/fill slopes to scale with slope ratios and slope setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subdivision, conceptual drainage facilities (including the location of terraces, terrace drains, brow ditches, V-ditches, and lot to lot drainage facilities), existing topography and the relationship to adjoining land and development, and any existing grading.
X					38. Preliminary grading as described above in item "37" for all existing and proposed road, and for all proposed pad and driveway locations within "contained" areas (See detailed description of "Constrained Area" on Page 11).
				X	39. Detailed grading plan to include all information required above in item "37" for preliminary grading plus a typical lot drainage design with a building envelope.
X	X	X	X	X	40. Spot elevations (See detailed description of "Spot Elevations" on Page 11).
X	X	X	X	X	41. When subsurface septic sewage disposal is intended, include the information described on Page 11 under, "Site Grading, Subsurface Disposal."
X	X	X	X	X	42. Note whether or not land is subject to liquefaction, or other geologic hazards, or is within a Special Studies Zone.
X	X	X	X	X	43. Note whether or not land is subject to overflow, inundation, or flood hazards.
X	X	X	X	X	44. FEMA mapped floodplains and floodways including zone designations.
X	X	X	X	X	45. Drainage plan. (See description of "Drainage Plan on Page 11).
X	X	X	X	X	46. Centerline curve radii and typical selections of all open channels.
		X	X		47. Table indicating area and density calculations with percentage breakdowns, including total area involved, total building area divided by uses, if applicable, total parking/paved area, total landscaped area, total recreation and/or open space area. Identify proposed parking spaces.
X	X	X	X	X	48. Numbered mobile home or recreational vehicle spaces, dwelling units, or lots, and the total number of each type of space, unit, or lot.
X	X	X	X	X	49. Labeled common areas, open space, and recreational areas with location, dimensions, acreage, and known proposed uses, and name of proposed owner(s) or entity(ies) who will maintain these areas.
	X	X	X	X	50. Location, dimensions, setbacks, and nature of any proposed and all existing fences, gates, walls, free-standing signs, driveways, turnouts and/or turnarounds, curbs, drainage structures, and above and below ground structures, including specific subsurface disposal systems.
		X			51. Location, dimensions, arrangement, and numbering of parking spaces for existing and/or proposed parking, loading and unloading facilities, identifying handicapped and compact parking spaces.
X	X	X		X	52. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation.
				X	53. Lighting system, both street and outdoor.
X	X	X		X	54. Location and dimensions of existing dwellings, buildings or other structures, labeled as

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

SUBDIVISION AND DEVELOPMENT MATRIX					
PM	TR	PRD	PCD	VM	
					PM = Parcel Map TR = Tract Map PRD = Planned Residential Development PCD = Planned Community Development VM = Vesting Map
					existing and indicating whether they are to remain or be removed.
X	X	X		X	55. Location, dimensions, and height of proposed dwellings, buildings or other structures, labeled as proposed.
X	X	X		X	56. Setback dimensions of existing structures and paved areas.
X	X	X		X	57. Setback dimensions of proposed structures and paved areas.
		X			58. Location and amount of flammable/combustible liquids and waste of both above and belowground.
		X		X	59. Dimensioned elevations, including details of proposed materials for elevations, and type of construction and occupancy classification per the current County Adopted Uniform Building Code and floor plans for each building (Attach to Site Plan.)
		X		X	60. Square footage of each dwelling unit and every floor and the total for each building shown.
X	X	X	X	X	61. Conceptual Planting Plan prepared pursuant to Ord. No. 859 and the County of Riverside Guide to California Friendly Landscaping which may be found at http://www.rctlma.org/trans/land_dev_landscaping_guidelines.html . Projects that include off-street parking shall also conform to Ord. No. 348, Section 18.12 and provide shading plans in conjunction with the Conceptual Planting Plan. Tentative Parcel Maps that include common area landscaping (e.g. in ROW, etc.) are required to submit Conceptual Planting Plans.
		X		X	62. Design Manual (optional) (See detailed description of "Design Manual" on page 12).
	X			X	63. If R-2 Zone (Article VII, Sec. 7.1a (9)), Restricted Single-Family Residential Subdivision: building footprints, floor plan assignments, proposed setbacks, pad elevations, street grades, and all cut and fill slopes in excess of one foot in vertical height.
X	X	X	X	X	64. To show compliance with the County's Water Quality Management Plan, water quality features or a note describing the site's water quality features shall be shown.

Additional copies of this application may be obtained from the Planning Department's Web Page at <http://planning.rctlma.org/DevelopmentProcess/Applications.aspx>

INDEMNIFICATION AGREEMENT

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

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 461-220-022 ("PROPERTY"); and,

WHEREAS, on October 26, 2015, PROPERTY OWNER filed an application for Parcel Map No. 36545 ("PROJECT"); and,

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

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

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

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

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

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

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

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

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

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

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

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

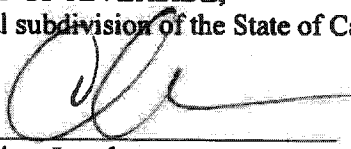
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

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

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

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

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

By: 
Charissa Leach
Assistant TLMA Director – Community Development

Dated: 3/22/18

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

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

By: 
Jeffrey A. Dinkin
Authorized Signatory

Dated: 3/16/18

FORM APPROVED COUNTY COUNSEL

BY: 
MICHELLE CLACK
DATE 3/20/18

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of Los Angeles)

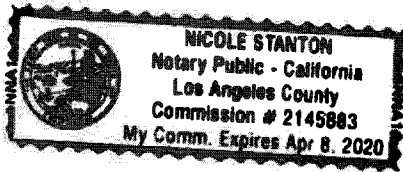
On 3/16/18 before me, Nicole Stanton, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Jeffrey A. Dinkin
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP NO. 36545 – No Further Environmental Review is Required, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162 – EA42848 – Applicant: Regent Winchester, LLC – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD-CR) – Open Space: Recreation (OS-R) – Highway 79 Policy Area – Location: Northerly of Domenigoni Parkway, southerly of Olive Ave, easterly of Rice Road, and westerly of Highway 79 – 25.19 gross acres – Zoning: Specific Plan (SP No. 288) – Planning Area No. 2 and 3 – **REQUEST**: Schedule “E” subdivision of 25.19 acres into 14 lots. The minimum proposed parcel size is 0.61 gross acres.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 6, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 24, 2019,

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

APN (s) or case numbers PM36545 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1800'

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

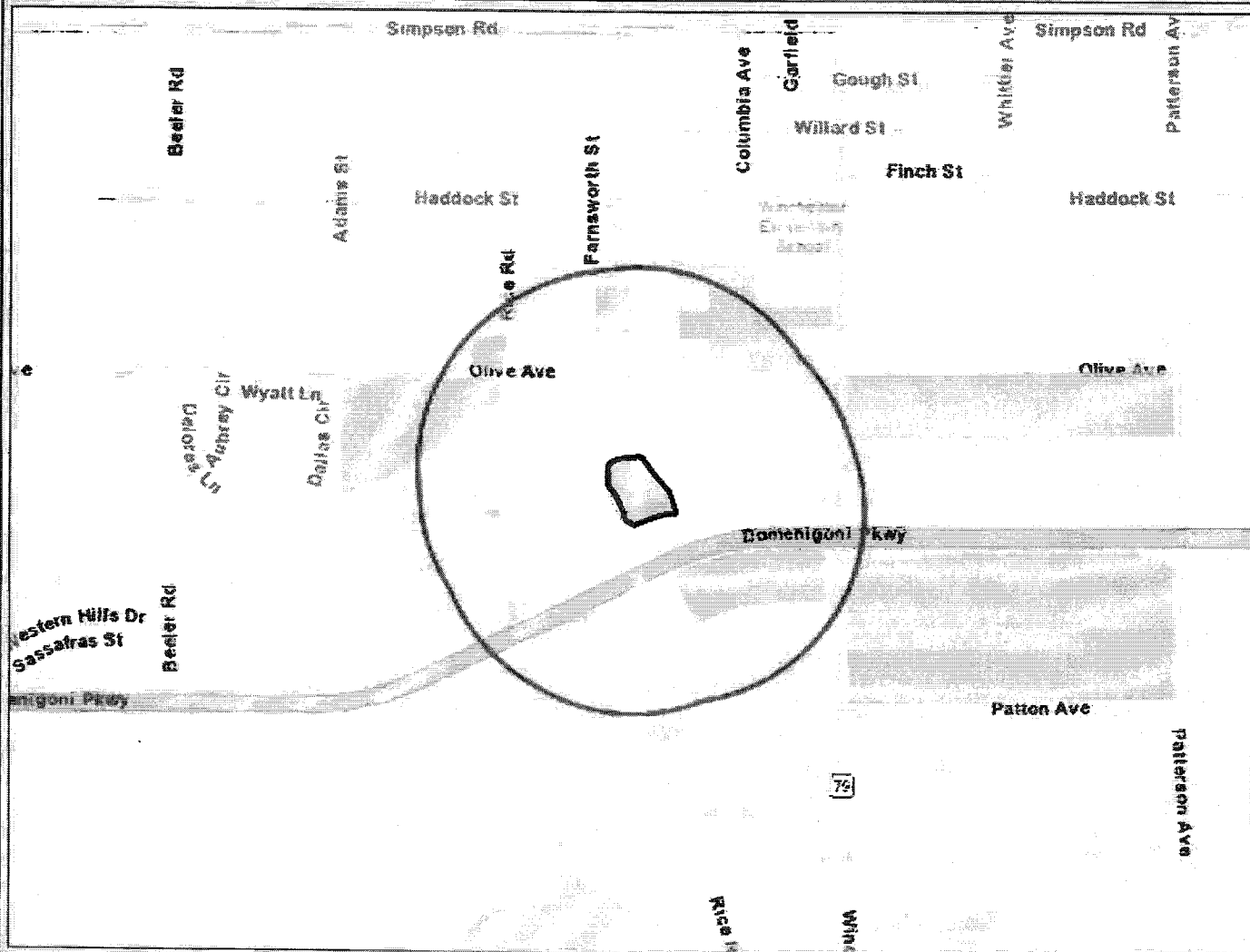
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

PM36545 (1800 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 1/24/2019 12:48:29 PM

© Riverside County RCIT

461200036
WFP PARTNERS 2
P O BOX 1978
RANCHO SANTA FE CA 92067

461220013
DOMENIGONI PLAZA LP
P O BOX 1958
CORONA CA 92878

461220023
PECHANGA BAND OF LUISENO INDIANS
C/O C/O GARY DUBOIS
P O BOX 2183
TEMECULA CA 92593

461220026
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461220027
REGENT WINCHESTER
C/O C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

461340013
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

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

461341003
VALLEY WIDE REC & PARK DIST
C/O C/O DEAN WETTER
P O BOX 907
SAN JACINTO CA 92581

462090002
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

462120012
LIN CAPITAL 2010
1515 LOWER PASEO LA CRESTA
PLS VRDS EST CA 90274

462120013
RICHARD H BECKER
THERESA A BECKER
272 DEL MAR CT
SAN LUIS OBISPO CA 93405

462120026
ROBERTA J MAHONEY
28950 LONGFELLOW AVE
WINCHESTER CA. 92596

462120028
PEDRO LOPEZ CORBERA
EDNA CORBERA
32816 OLIVE AVE
WINCHESTER CA. 92596

462120029
ROSA M CRUZ
BONIFACIO F CRUZ
JOSEPH J CRUZ
32826 OLIVE AVE
WINCHESTER CA. 92596

462120030
ROBERT LARA
PATRICIA LARA
P O BOX 763
WINCHESTER CA 92596

462120036
ROMAN PRECIADO
MARIA ELENA PRECIADO
2105 MONTECITO RD
RAMONA CA 92065

462120037
JACQUELYNN C RIGNEY
32810 OLIVE AVE
WINCHESTER CA. 92596

462120038
LIN CAPITAL 2010
1515 LOWER PASEO L CRESTA
PALOS VERDES EST CA 90274

462120043
MARCIA MONROY
28966 LONGFELLOW ST
WINCHESTER CA 92596

462120044
ATTALLAH ABDALLAH
NORMA ABDALLAH
15170 FROST AVE
CHINO HILLS CA 91709

462120049
JAVIER CASTILLO
32870 OLIVE AVE
WINCHESTER CA 92880

462120050
RUTILIO PEREZ
JOSE GUADALUPE PEREZ
P O BOX 436
WINCHESTER CA 92596

462120052
SUZANN LEE MYQUE JEFFERS
32900 OLIVE AVE
WINCHESTER CA. 92596

462120054
MARCIA MONROY
P O BOX 223
WINCHESTER CA 92596

462120055
TERRY L BUTTS
895 N 5TH ST NO B303
JACKSONVILLE OR 97530

462120063
JAMIE HARJO
32910 OLIVE AVE
WINCHESTER CA. 92596

462120069
MARGARET L GADBERRY
330 W HIGHWAY 246
BUELLTON CA 93427

462120074
VALLEY WIDE RECREATION & PARK DIST
C/O C/O EASTERN MUNICIPAL WATER DIST
P O BOX 8300
SAN JACINTO CA 92581

465180006
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

465180016
SOBOBA BAND OF LUISENO INDIANS
P O BOX 487
SAN JACINTO CA 92581

Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA 92501

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert
Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Santa Ana RWQCB
3737 Main Street, Suite 500
Riverside, CA 92501

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

Soboba Band of Luiseño Mission
Indians
P.O. Box 487
San Jacinto, CA 92581

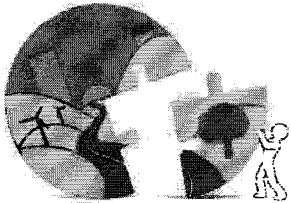
Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

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

Regent Winchester LLC
Attention: Frank Igo
11990 San Vincente Blvd, Suite 200
Los Angeles, CA 90049

Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506



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.

PM36545

Project Title/Case Numbers

Dave Alvarez

County Contact Person

(951) 955-5719

Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Regent Winchester, LLC

Project Applicant

11990 San Vicente Ste 200

Address

Northerly of Domenigoni Pkwy, Southerly of Salt Creek, Easterly of Riche Rd, Westerly of Winchester

Project Location

The Parcel Map proposes a Schedule "E" subdivision of 25.19 gross acres into 14 parcels. The minimum proposed parcel size is 0.61 gross acres.

Project Description

This is to advise that the Riverside County Planning Commission as the lead agency, has approved the above-referenced project on February 6, 2019, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment and no further CEQA review is required based on the finding provided in the staff report.

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

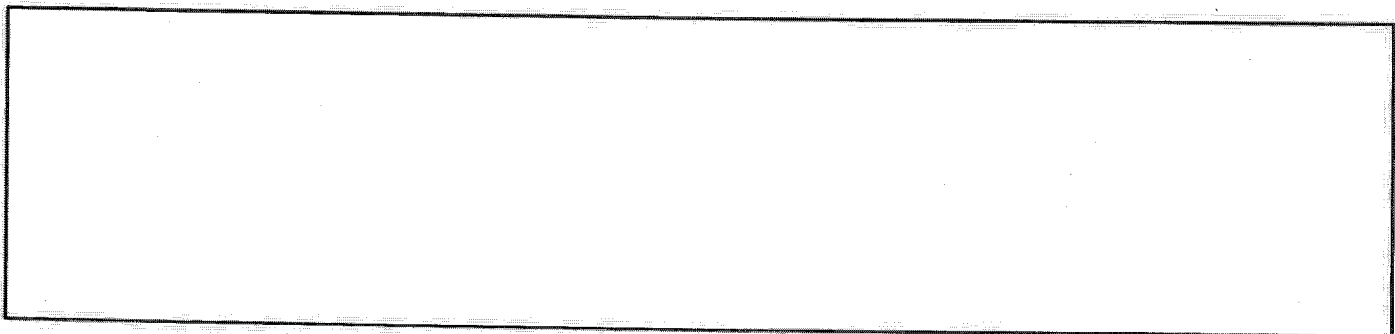
Signature

Dave Alvarez, Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____



Please charge deposit fee case#: ZEA ZCFG .

FOR COUNTY CLERK'S USE ONLY



**PLANNING COMMISSION
MINUTE ORDER
FEBRUARY 6, 2019**

I. AGENDA ITEM 4.1

TENTATIVE PARCEL MAP NO. 36545 – No Further Environmental Review is Required, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162 – EA42848 – Applicant: Regent Winchester, LLC – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD-CR) – Open Space: Recreation (OS-R) – Highway 79 Policy Area – Location: Northerly of Domenigoni Parkway, southerly of Olive Ave, easterly of Rice Road, and westerly of Highway 79 – 25.19 gross acres – Zoning: Specific Plan (SP No. 288) – Planning Area No. 2 and 3.

II. PROJECT DESCRIPTION:

Schedule "E" subdivision of 25.19 acres into 14 lots. The minimum proposed parcel size is 0.61 gross acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Spoke in favor:

Bruce Davis, Applicant's Representative, 3788 McCray Street, Riverside, 92506

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Kroencke

A vote of 3-0 (Commissioner Hake and Commissioner Taylor-Berger Absent)

FOUND that No New Environmental Document is Required for Environmental Assessment No. 42848; and

APPROVED Tentative Parcel Map No. 36545, subject to the conditions of approval.