

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



ITEM: 1.3
(ID # 12047)

MEETING DATE:

Tuesday, March 17, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37592 - Applicant: Regent French Valley, LLC – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC), Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC), Community Development: Low Density Residential (CD:LDR) (1-2 DU/AC), Open Space: Conservation (OS:C), Open Space: Conservation Habitat (OS:CH), and Open Space: Recreation (OS:R) as reflected in Specific Plan No. 382 (Belle Terre) – Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, northerly of Abelia Street and Yates Road - Zoning: Specific Plan Zone (SP382) as reflected in the Specific Plan – 343.72 gross acres - REQUEST: The TENTATIVE PARCEL MAP is a proposal for a Schedule “J” subdivision of 343.72 gross acres into 25 lots primarily reflecting the Planning Areas for Specific Plan No. 382 (Belle Terre) with some parcels consisting of multiple Planning Areas. No grading or improvements are proposed for this subdivision. APNs 472-170-021 to 472-170-026 and 472-180-033 to 472-180-036. District 3. [Applicant fees 100%]

ACTION:Consent



Charissa Leach, Assistant TLMA Director

3/4/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: March 17, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Director’s Hearing Notice of Decision for the above referenced case acted on by the Hearing Officer on February 24, 2020.

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
Specific Plan

Specific Plan No. 382 was adopted by the Riverside County Board of Supervisors (Board) on December 9, 2014, Agenda Item 3.30. The project proposed the development of an approximately 344-acre site with 1,282 residential units on approximately 170 acres and open space designations on approximately 150 acres.

Substantial Conformance No. 1 to Specific Plan No. 382 generally proposed to reduce the maximum total dwelling units from 1,282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, consolidate park acreage for larger park areas, increase the total amount of area designated for open space, and modify the circulation plan. This Substantial Conformance to the Specific Plan, along with Change of Zone No. 1800020 and Tentative Tract Map No. 37449 were approved by the Board of Supervisors on December 10, 2019.

The proposed Schedule ‘J’ Tentative Parcel Map includes the entire Specific Plan Area and is divided into 25 lots. The map is for financial purposes only and will not include any development. Ultimate development of the site will be implemented by Tentative Tract Map No. 37449 and future maps that will incorporate the remaining planning areas of the Specific Plan.

Application Submittal

Tentative Parcel Map No. 37592 was submitted to the County of Riverside on October 18, 2018.

Impact on Citizens and Businesses

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

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

SUPPLEMENTAL:

Additional Fiscal Information


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

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Director's Hearing Report of Action
- B. Director's Hearing Memo
- C. Director's Hearing Staff Report Package


Jason Farin, Senior Management Analyst

3/10/2020



**DIRECTOR'S HEARING
REPORT OF ACTIONS
FEBRUARY 24, 2020**

1.0 CONSENT CALENDAR:

NONE

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

NONE

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

3.1 TENTATIVE PARCEL MAP NO. 37592 (TPM37592) – No New Environmental Documentation is Required – EIR531 – Applicant: Regent French Valley, LLC – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Community Development: Low Density Residential (CD-LDR) (1-2 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Conservation Habitat (OS-CH) – Open Space: Recreation (OS-R) as reflected in Specific Plan No. 382 (Belle Terre) – Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, and northerly of Abelia Street and Yates Road – Zoning: Specific Plan Zone (SP382) as reflected in the Specific Plan – 343.72 gross acres – **REQUEST: The **Tentative Parcel Map** is a proposal for a Schedule "J" subdivision of 343.72 gross acres into 25 lots primarily reflecting the Planning Areas for Specific Plan No. 382 (Belle Terre) with some parcels consisting of multiple Planning Areas. No grading or improvements are proposed for this subdivision. Project Planner: Russell Brady at 951-955-3025 or email rbrady@rivco.org.**

Staff Report Recommendation:

FIND that No New Environmental Document is Required; and

APPROVE Tentative Parcel Map No. 37592, subject to the conditions of approval.

Staff's Recommendation:

FIND that No New Environmental Document is Required; and

APPROVE Tentative Parcel Map No. 37592, subject to the revised conditions of approval.

Planning Director's Actions:

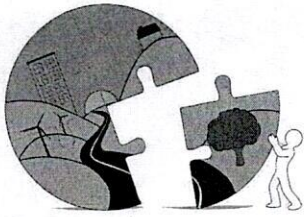
FOUND that No New Environmental Document is Required; and

APPROVED Tentative Parcel Map No. 37592, subject to the conditions of approval as modified at hearing.

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

NONE

5.0 PUBLIC COMMENTS:



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: February 24, 2020
TO: Planning Commission
FROM: Russell Brady, Project Planner
RE: Item 3.1 – TPM37592 Transportation Condition Revision

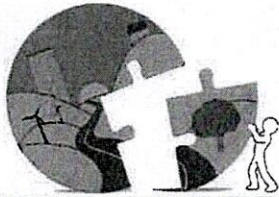
Following completion and posting of the staff report package, Transportation Department staff identified a necessary condition edit as shown below in bold. The below condition is included with staff's recommendation and for consideration on decision on the tentative parcel map.

050 – Survey.2 RCTD – DEDICATNS

1. Sufficient public street right-of-way shall be provided along Washington Street to establish a 76 foot half-width right-of-way, per County Standard No. 91, Ordinance 461.
2. Sufficient public street right-of-way shall be provided along **Belle Terre Parkway and Fields Drive** to establish a 74 foot to 80 foot full-width right-of-way, per modified County Standard No. 103, Ordinance 461. (Modified right-of-way from 74 feet to (74 feet-80 feet).
3. Sufficient public street right-of-way shall be provided along Autumn Glen Circle to establish a 74 foot full-width right-of-way, per County Standard No. 103, Ordinance 461.
4. Sufficient public street right-of-way shall be provided along Fields Drive from the east project boundary easterly across the Metropolitan Water District (MWD) Canal to connect existing Field Drive to establish a 60 foot full-width right-of-way, per County Standard No. 105, Section C, Ordinance 461.
 - a. The alignment study of Fields Drive over the Metropolitan Water District (MWD) aqueduct shall be confirmed by MWD prior to recordation.
5. Sufficient public street right-of-way shall be provided at Fields Drive and Belle Terre Parkway **ROUNDAABOUT** to establish a 128 foot radii, minimum, full-width right-of-way, as directed/approved by the Director of Transportation.
6. All corner cutbacks shall be applied per Standard 805.

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



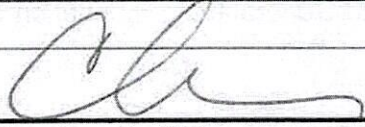
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: February 24, 2020

PROPOSED PROJECT

Case Number(s):	TPM37592	Applicant(s): Regent French Valley LLC
CEQA:	No Further Review Required	
Area Plan:	Southwest	Representative(s): Albert A Webb Associates
Zoning Area/District:	Rancho California Area	
Supervisory District:	Third District	
Project Planner:	Russell Brady	
Project APN(s):	472-170-021 to 472-170-026 and 472-180-033 to 472-180-036	 <hr/> Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37592 is a proposal for a Schedule "J" subdivision of 343.72 gross acres into 25 lots primarily reflecting the Planning Areas for Specific Plan No. 382 (Belle Terre) with some parcels consisting of multiple Planning Areas. No grading or improvements are proposed for this subdivision.

The above is hereinafter "the project."

The project is located easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, northerly of Jean Nichols Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE ASSISTANT TLMA DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 531** for Specific Plan No. 382 and **ADDENDUM NO. 1 to ENVIRONMENTAL IMPACT REPORT NO. 531** pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVE TENTATIVE PARCEL MAP NO. 37592, 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:	382 – Belle Terre
Specific Plan Land Use:	High Density Residential (HDR), Medium High Density Residential (MHDR), Medium Density Residential (MDR), Low Density Residential (LDR), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C), Open Space – Conservation Habitat (OS-CH)
Existing General Plan Foundation Component:	Community Development, Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	High Density Residential (HDR), Medium High Density Residential (MHDR), Medium Density Residential (MDR), Low Density Residential (LDR), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C), Open Space – Conservation Habitat (OS-CH) as reflected on the land use plan for Specific Plan No. 382
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Rural Residential, Low Density Residential, Public Facilities, Agriculture, Medium Density Residential
East:	Rural Mountainous, Public Facilities
South:	Rural Mountainous, Medium Density Residential, Public Facilities
West:	Medium Density Residential, Low Density Residential
Existing Zoning Classification:	Specific Plan (SP 382)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP 310), Light Agriculture, ten-acre minimum (A-1-10), Light Agriculture, five-acre minimum (A-1-5)
East:	Rural Residential (R-R)
South:	Light Agriculture with Poultry (A-P), Rural Residential (R-R), One-Family Dwellings (R-1)
West:	One-Family Dwellings (R-1), Specific Plan (SP 286), Open Area Combining Zone – Residential Developments (R-5), Light Agriculture, 2 ½ acre minimum (A-1-2 ½)

Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant land, aqueduct
East:	Vacant land, scattered single-family residential, aqueduct
South:	Vacant land
West:	Single-family residential, vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	Specific Plan: 343.72	N/A
Proposed Minimum Lot Size (acres):	0.94	Planning Areas 1, 3, and 13: 4,500 sq ft Planning Area 2: 3,000 sq ft Planning Areas 4, 7, 9, and 28: 3,500 sq ft Planning Areas 5, 10, 12, 25, and 27: N/A Planning Areas 6, 8, 11, 14, 15, 16, 22, 23, and 26: N/A Planning Areas 17, 18, 19, 20, and 21: N/A Planning Area 24: N/A
Total Proposed Number of Lots:	25	372 residential lots (per Specific Plan)
Map Schedule:	J	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes, partially within 100-year floodzone
Agricultural Preserve:	No
Liquefaction Area:	Yes, partially within low susceptibility
Subsidence Area:	Yes, susceptible
Fault Zone:	No
Fire Zone:	Yes, High and Very High
Mount Palomar Observatory Lighting Zone:	Yes, Zone B
WRCMSHCP Criteria Cell:	Yes, Criteria Cells 5274, 5278, 5279, 5373, 5471
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

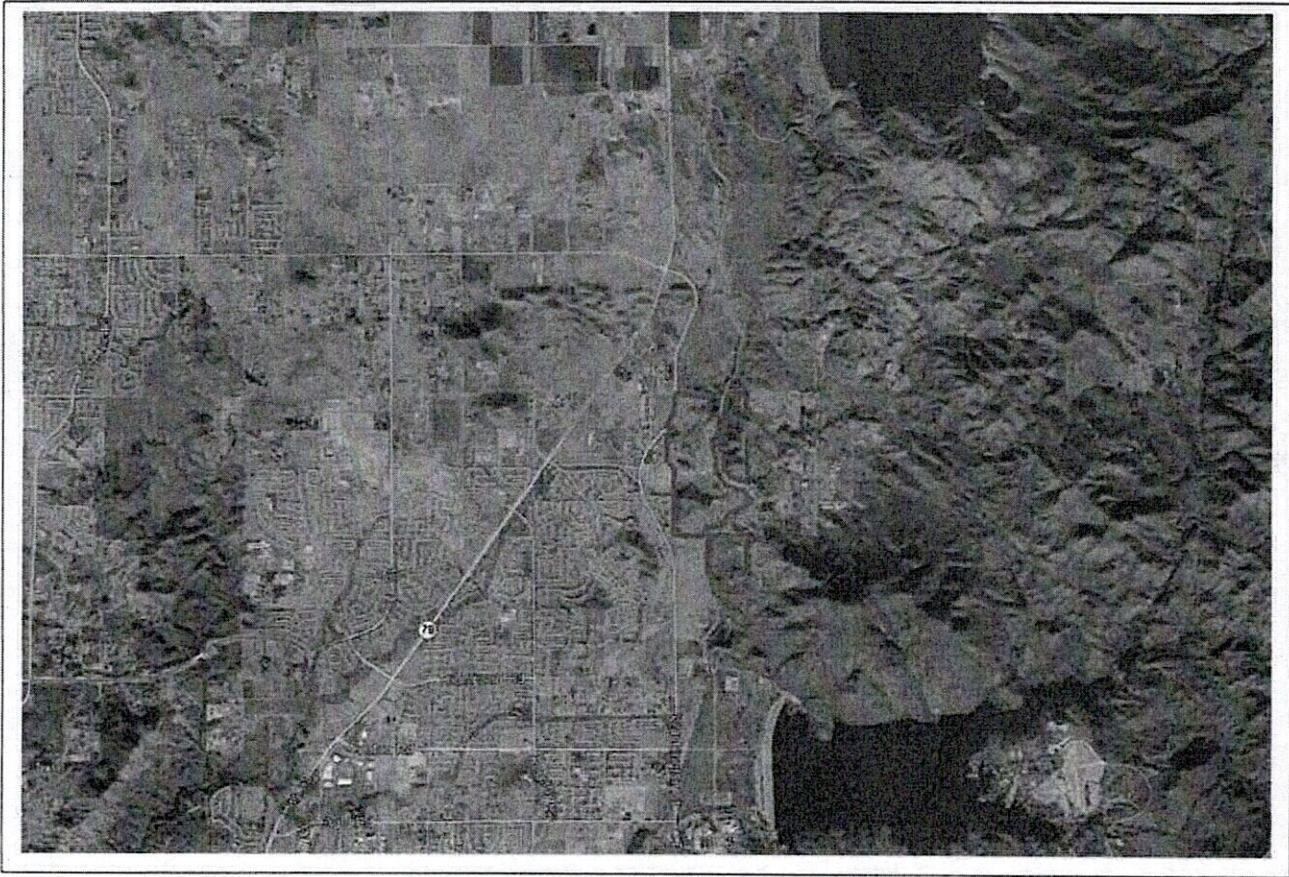


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Specific Plan

Specific Plan No. 382 was adopted by the Riverside County Board of Supervisors (Board) on December 9, 2014. The project proposed the development of an approximately 344-acre site with 1,282 residential units on approximately 170 acres and open space designations on approximately 150 acres.

Substantial Conformance No. 1 to Specific Plan No. 382 generally proposed to reduce the maximum total dwelling units from 1,282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, consolidate park acreage for larger park areas, increase the total amount of area designated for open space, and modify the circulation plan. This Substantial Conformance to the Specific Plan along with Chance of Zone No. 1800020 and Tentative Tract Map No. 37449 were approved by the Board of Supervisors on December 10, 2019.

The proposed Schedule 'J' Tentative Parcel Map includes the entire Specific Plan Area and is divided into 25 lots. The map is for financial purposes only and will not include any development. Ultimate development of the site will be implemented by Tentative Tract Map No. 37449 and future maps that will incorporate the remaining planning areas of the Specific Plan.

Application Submittal

Tentative Parcel Map No. 37592 was submitted to the County of Riverside on October 18, 2018.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Tentative Parcel Map 37592 will not result in any new significant environmental impacts not identified in certified EIR No. 531. The Tentative Parcel Map is a Schedule 'J' map which is for financing or conveyance purposes only and will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 531, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Tentative Parcel Map No. 37592 is a Schedule 'J' map which is for financing/conveyance purposes only. No physical change will occur in regards to the adopted Specific Plan No. 382 which was the basis of the analysis of EIR No. 531 and encompasses the proposed Tentative Parcel Map boundaries; and,
- b. The subject site was included within the Specific Plan's project boundary analyzed in EIR No. 531 and subsequently in Addendum No. 1 to EIR No. 531; and,
- c. There are no changes to the mitigation measures included in EIR No. 531 and subsequently in Addendum No. 1 to EIR No. 531; and
- d. Tentative Parcel Map No. 37592 does not propose any changes to the approved Specific Plan No. 382 as reviewed in EIR No. 531 and subsequently in Addendum No. 1 to EIR No. 531.

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 General Plan Land Use Designations of Community Development: High Density Residential (CD:HDR), Community Development: Medium High Density Residential (CD:MHDR), Community Development: Medium Density Residential (CD:MDR), Community Development: Low Density Residential (CD:LDR), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C), Open Space – Conservation Habitat (OS-CH) as reflected on the land use plan for Specific Plan No. 382. The proposed Tentative Parcel Map is for the subdivision of approximately 343.72 gross acres into 25 lots for the purposes of financing. No grading or construction will be a part of this Map.

However, ultimate development of the site will occur with future tract maps designed in accordance with the adopted Specific Plan No. 382 and surrounding and future land uses.

2. The existing zoning is Specific Plan (Specific Plan No. 382). The Proposed Tentative Parcel Map is a Schedule 'J' map and will not result in any grading or new construction. Ultimate development will occur with future tract maps which will be designed in accordance with the development standards of the adopted Specific Plan No. 382.

Entitlement Findings:

Tentative Parcel Map

Tentative Tract Map No. 37592 is a Schedule "J" map that proposes a subdivision of 343.72 gross acres into 25 lots reflecting the Planning Areas for Specific Plan No. 382 (Belle Terre). The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are followed below:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. The General Plan Principle IV.4, states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. The General Plan IV.B.1, also states the General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. This will facilitate the buildout of existing communities, as well as the creation of new towns, each of which have distinct boundary and edge conditions. The proposed tentative parcel map will comply with the General Plan by subdividing the property into respective Planning Areas of the Specific Plan to allow for future subdivision that will provide a variety of housing type in single-family residential community, promote community with the open space recreational areas and connecting to adjacent communities parks. The Tentative Parcel Map site is located within Specific Plan No. 382 (Belle Terre) with land use designations of Community Development: High Density Residential (CD:HDR), Community Development: Medium High Density Residential (CD:MHDR), Community Development: Medium Density Residential (CD:MDR), Community Development: Low Density Residential (CD:LDR), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C), Open Space – Conservation Habitat (OS-CH) and is consistent with these land use designations and all other requirements of this Specific Plan and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.
2. The site of the proposed map is physically suitable for the type of development and density because the Specific Plan that the proposed subdivision implements proposes to limit development to non-sensitive areas of the site to conserve areas pursuant to requirements of the MSHCP. The proposed subdivision would not directly allow for any grading or development and so would not alter the site physically. Although the topography of the site is varying, currently approved Tentative Tract Map No. 37449 and future subdivisions from this current proposed subdivision would avoid the steepest areas and retain the natural contour of the site where possible. Infrastructure to serve the residential development including water, sewer, and roads are readily available along Washington Street. This development is consistent with the Specific Plan land use designations of Community Development:

High Density Residential (CD:HDR), Community Development: Medium High Density Residential (CD:MHDR), Community Development: Medium Density Residential (CD:MDR), Community Development: Low Density Residential (CD:LDR), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C), Open Space – Conservation Habitat (OS-CH).

3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat since the proposed subdivision does not directly propose any development or improvements and any future further subdivision's impacts have been detailed in the Environmental Impact Report and subsequent Addendum No. 1 previously prepared for the Specific Plan.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since the proposed subdivision does not directly propose any development or improvements and any future further subdivision's impacts have been detailed in the Environmental Impact Report and subsequent Addendum prepared for the Specific Plan, the project would not have a significant impact to local air quality or noise. Other impacts to the environment related to public health would be less than significant.
5. The proposed land division meets the requirements of Ordinance No. 460 for a Schedule 'J' Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'J' improvement requirements of Ordinance No. 460 Section 10.16 as listed below:
 - a. Submission Criteria - The land to be subdivided by the Schedule 'J' Map is not developed and is located within a previously approved specific plan (SP No. 382) which will ultimately be for the development of residential, public facilities, recreational and open space uses.
 - b. Minimum Requirements. The proposed 25 parcels with a minimum lot size of 0.92 acres are greater than the minimum lot sizes of the approved Specific Plan No. 382 for the respective Planning Areas which range in size for residential lots from no minimum to 4,500 square feet. Legal access will be provided to the site via Washington Street and new dedications within the subdivision for Belle Terre Parkway Fields Drive, and Autumn Glen Circle. There are no physical constraints that affect the feasibility of future development, as previously determined by EIR No. 531, apart from Planning Areas 17, 18, 19, 20, and 21 totaling approximately 106.9 acres that will be set aside as MSHCP Conservation Areas. Ultimate development of the site will comply with the development standards of Specific Plan No. 382.
 - c. Compliance. The proposed Parcel Map includes all of the required information required for the map, which includes, lot numbers, street identification letter, assessor parcel numbers, and other required notes.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. No such dedications exist on the property that would be removed. Furthermore, the proposed development would provide road improvements across the property that would continue to provide access for properties located further east on the east side of the aqueduct to access to Washington Street.

7. Tentative Parcel Map No. 37592 is consistent with the minimum size allowed by the project site's Zoning Classification of Specific Plan for each of the respective Planning Areas within the Specific Plan as noted above.

Other Findings:

1. The entire Belle Terre community is located within five (5) Criteria Area Cells. Specifically, the Belle Terre community is located within Cell 5279 Independent – Subunit 2 (SU2) French Valley/Lower Sedco Hills, Cell 5278 S, Cell 5274 S, Cell 5373 S, and Cell 5471 S – SU4 Cactus Valley/SWRCMSR/Johnson Ranch. The entire 343 acre Belle Terre community underwent the HANS process (HANS02082, GPA 14-02-06-01) receiving an initial HANS determination July 23, 2012 and an updated determination November 15, 2015. The proposed subdivision does not affect any of the planning areas identified for conservation habitat and would actually create separate parcels for those planning areas anticipated to be conveyed to Regional Conservation Authority ownership. The plan maintains MSHCP consistency through the French Valley Creek corridor. The Belle Terre community will continue to maintain wildlife movement with the ultimate construction of a wildlife crossing between PA's 18 and 19. Approximately 106.90 acres of MSHCP conservation is proposed to be transferred to RCA for ownership and management in Planning Areas 17, 18, 19, 20, and 21.
2. The project site is not located within any city's sphere of influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since the Project's impacts are covered under EIR No. 531 and Addendum No. 1 to EIR No. 531 and a new Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report is not required for this project as is detailed in the previous Environmental Findings in this staff report. The Project is not subject to tribal consultation pursuant to SB 18 requirements since the project does not include an Amendment to the Specific Plan or General Plan. Mitigation measures and conditions of approval from the previous EIR and Specific Plan will still apply to the Tentative Parcel Map and subsequent further subdivisions relative to cultural resources, tribal cultural resources, and related monitoring.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is partially within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Ordinance No. 787 Section 5.D states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. The proposed land division is a Schedule 'J' Map and is for financing purposes only, no grading or construction will occur. However, ultimate development of the site will be designed so that each lot within Specific Plan No. 382, is in compliance sections 4290 and 4291 of the Public Resources Code by providing blue dot reflectors within streets, fire hydrant spacing requirements standards relating to driveways, turnarounds, gates, fire sprinkler systems, and vegetation management requirements.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. The proposed Tentative Parcel Map is a Schedule 'J' map which is for financing purposes. No grading or new construction will occur. However ultimate development of the site will be designed pursuant to the adopted Specific Plan No. 382. The approved Tentative Tract Map No. 37592 and any future maps within the area of Specific Plan No. 382 will be required to meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan, Specific Plan, and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication either in support or opposition to the proposed project.

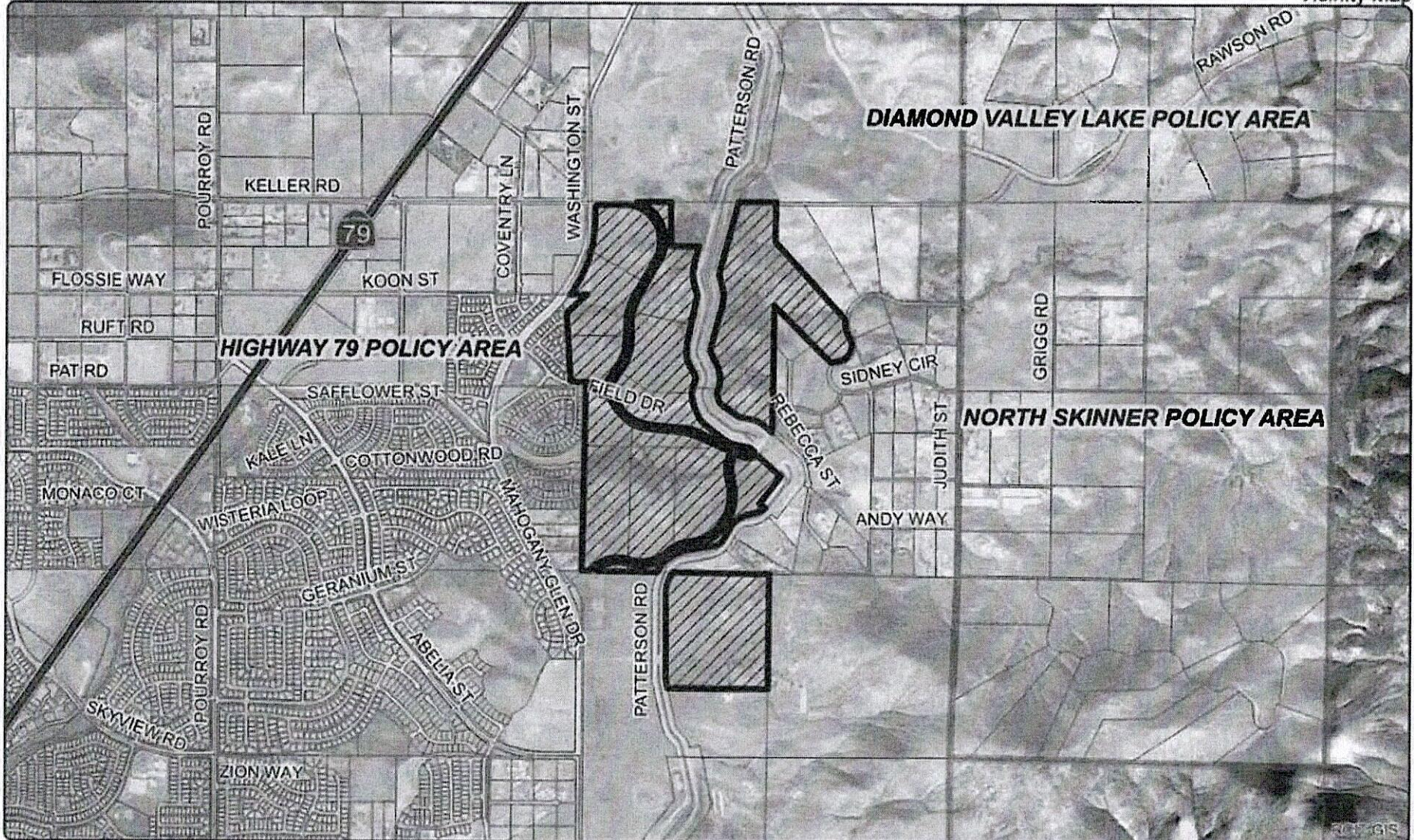
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37592

VICINITY/POLICY AREAS

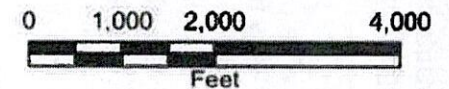
Supervisor: Washinton
District 3

Date Drawn: 10/10/2019
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing for land use programs to anticipate Riverside's future growth. This map is provided for informational purposes only and does not constitute an official planning or zoning map. For further information, please contact the Riverside County Planning Department at (951) 955-7222. Website: RiversideCounty.org

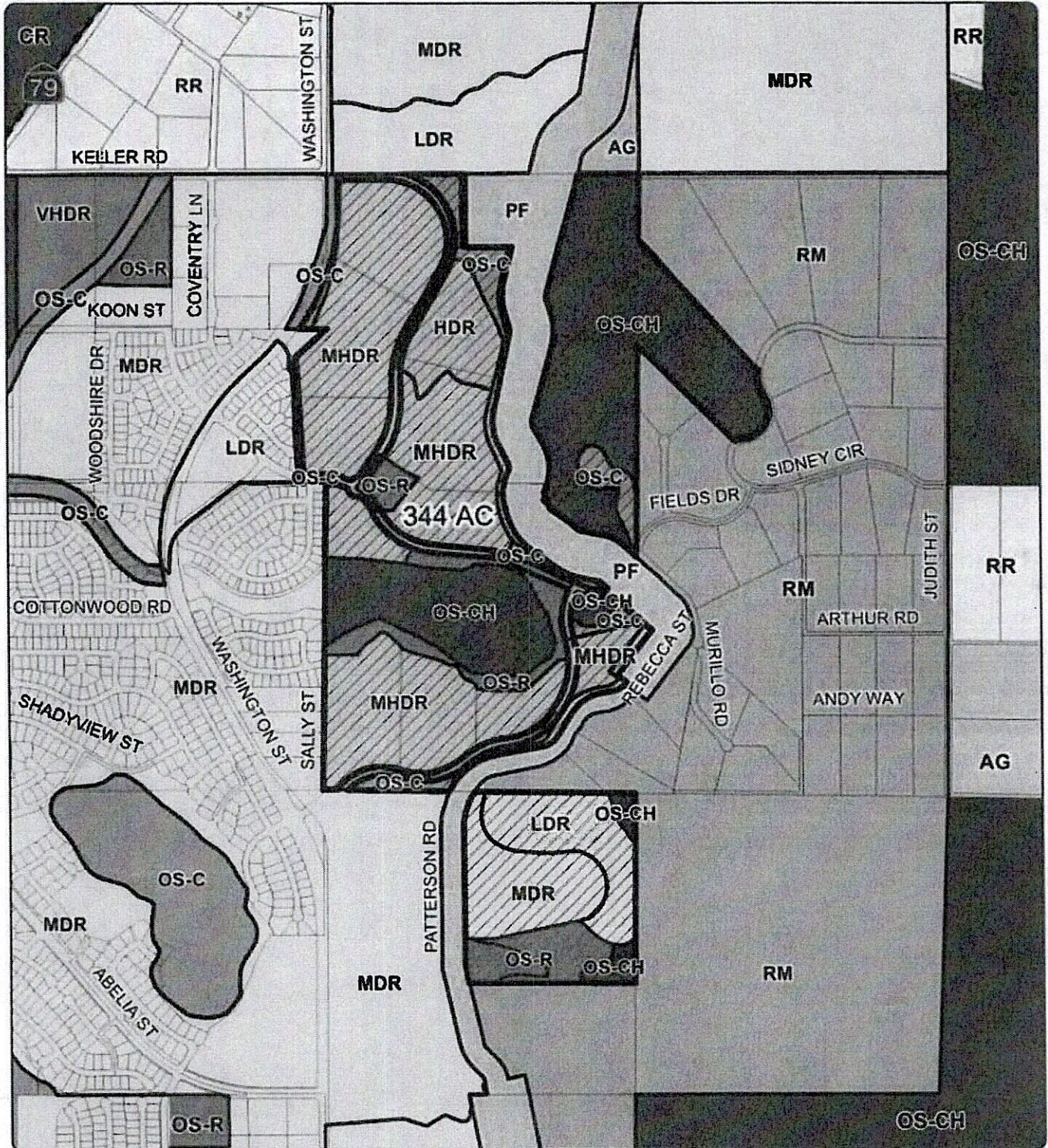
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37592

EXISTING GENERAL PLAN

Supervisor: Washinton
District 3

Date Drawn: 10/10/2019
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different land use than is provided for studies existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at 951-355-3250 (Western Campus) or Palm Desert at 760-863-9273 (Eastern Campus) or Website www.riversidecounty.net

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37592

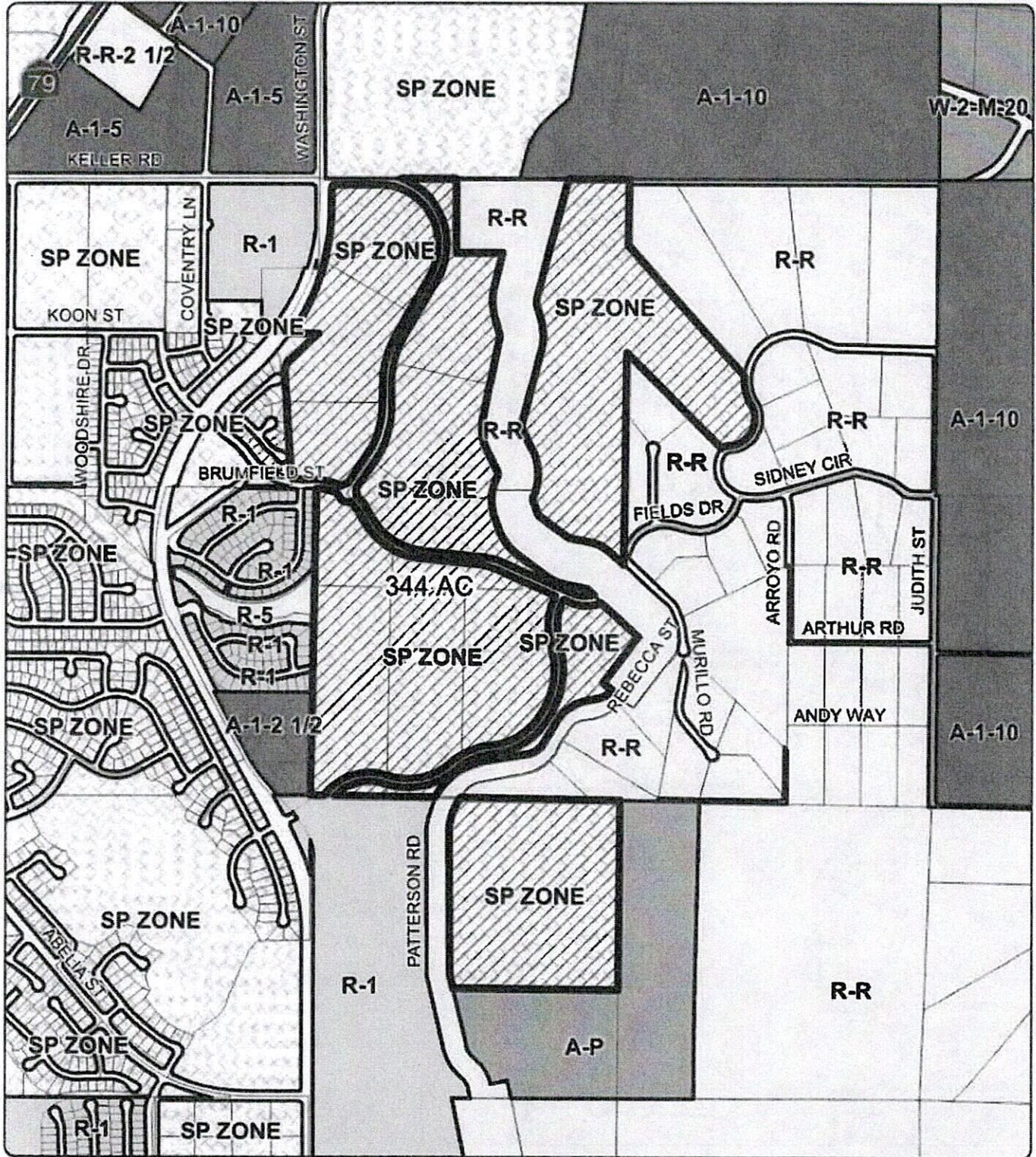
PROPOSED ZONING

Supervisor: Washinton

District 3

Date Drawn: 10/10/2019

Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



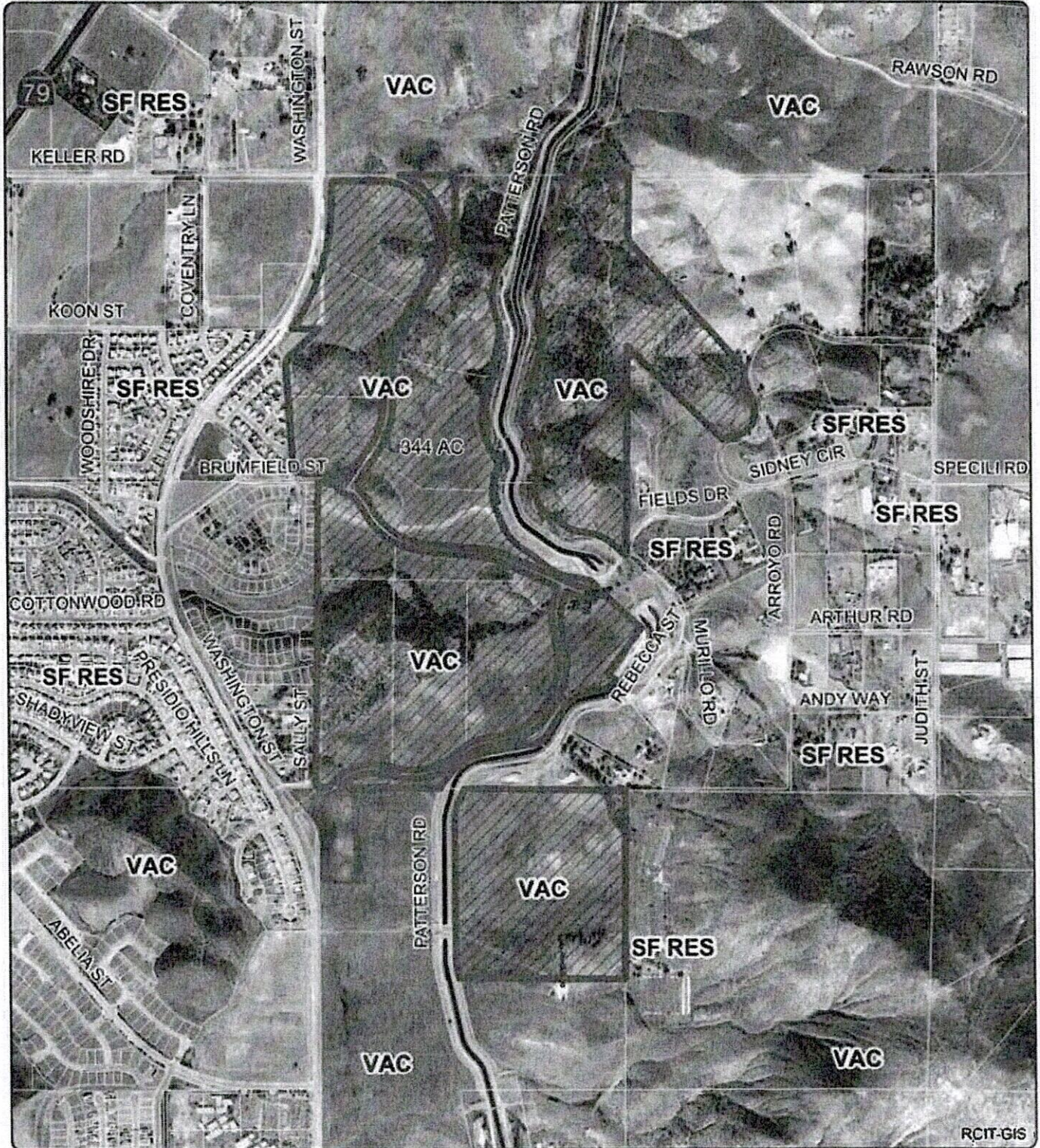
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General
Plan providing new legal use designations for unincorporated Riverside County
parcels. The new General Plan may contain different types of land use than is proposed
for studies existing among. For further information, please contact the Riverside County
Planning Department office in Riverside at (951)933-3200 (Western Office) or in
Irvine Desert at (951)963-6271 (Eastern Office) or Website: <http://www.riversidecounty.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: Washinton
District 3

TPM37592
LAND USE

Date Drawn: 10/10/2019
Exhibit 1



Zoning Area: Rancho California

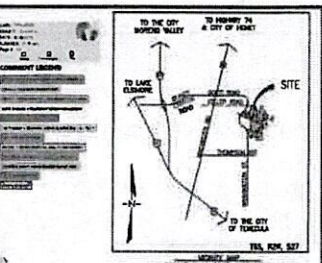
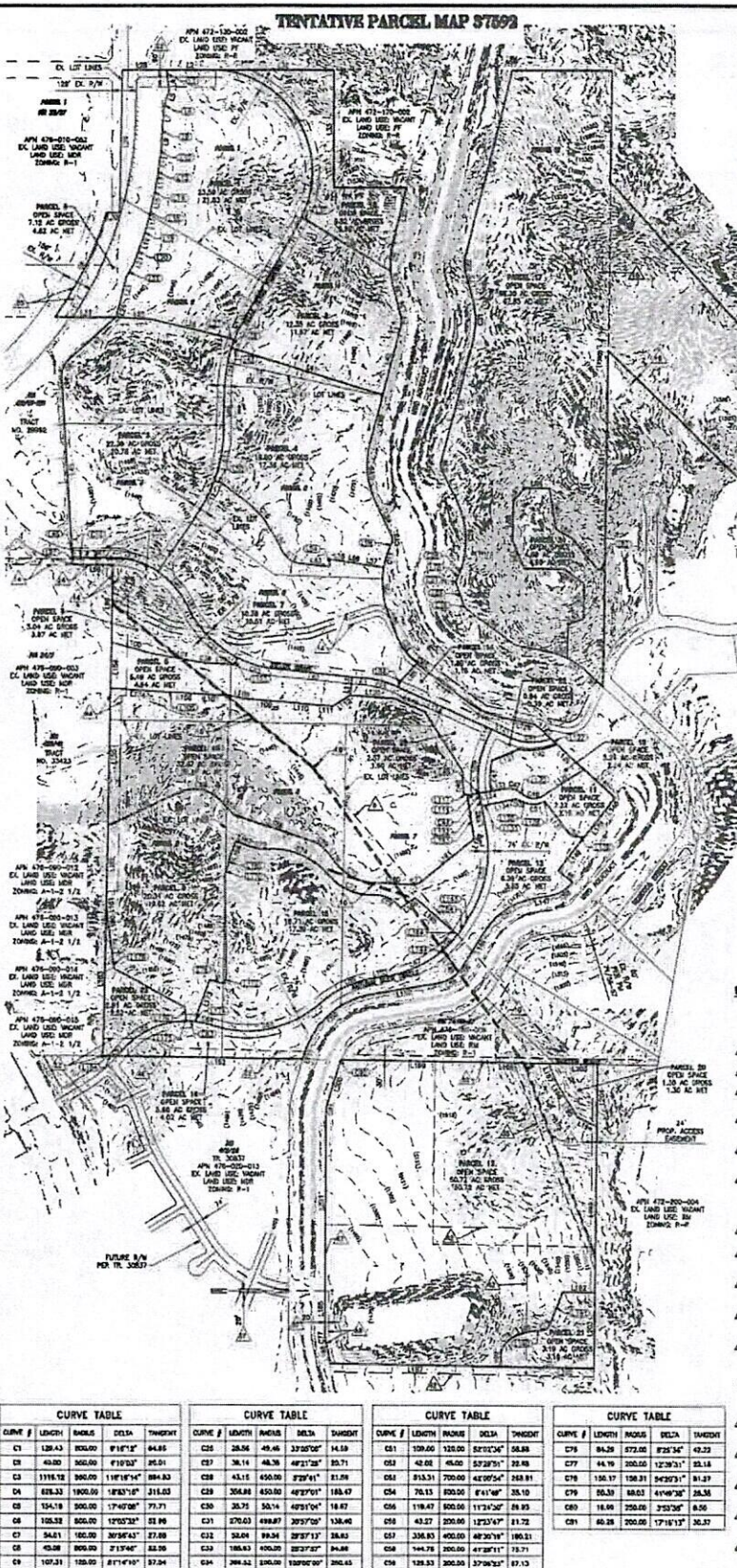
Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The 1993 General Plan that contains different types of land use that is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)935-3200 (Riverside County) or in Palm Desert at (760)803-9277 (Eastern County) or Website <http://www.rcplanning.info>

TENTATIVE PARCEL MAP 37592

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Contains two tables of line data for the map.



OWNER/APPLICANT: PRETTY PRINCE VALLEY, 11896 VAN VEGDE BLVD., SUITE 200, TORRANCE, CA 90503. ENGINEER: ALBERT A. REED ASSOCIATES, 1728 WILSON STREET, TORRANCE, CA 90503. SOILS ENGINEER: GEORGE W. HAY, 4157 CORNING PLACE, SUITE 101, TORRANCE, CA 90503. TOPOGRAPHY SOURCE: AEROTOP MAPPING, 2975 REDWOOD DRIVE, SUITE 200-C, TORRANCE, CA 90503. A.P.N. LIST: 472-179-021, 472-179-022, 472-180-023, 472-179-024, 472-180-024, 472-180-025, 472-180-026. SCHOOL DISTRICT: TULSA VALLEY UNIFIED SCHOOL DISTRICT. UTILITY PROVIDERS: WATER - EASTERN MUNICIPAL WATER DISTRICT; SEWER - EASTERN MUNICIPAL WATER DISTRICT; ELECTRICAL - SOUTHERN CALIFORNIA Edison COMPANY; TELEPHONE - VERIZON; CABLE - THE WIRELESS CABLE. LAND USE: EXISTING LAND USE: WOODLAND; EXISTING ZONING: R2; PROPOSED LAND USE: R2. ACREAGE TABLE: TOTAL 342.7 AC. GROSS, 342.6 AC. NET.

- EASEMENTS: 1. EASEMENT OF WAY, RECORDING AND DISPOSITION IN PATENT RECORDS, JUNE 11, 1978 IN BOOK 8, PAGE 115. 2. EASEMENT OF WAY, RECORDING AND DISPOSITION IN PATENT RECORDS, JUNE 11, 1978 IN BOOK 8, PAGE 115. 3. EASEMENT OF WAY, RECORDING AND DISPOSITION IN PATENT RECORDS, JUNE 11, 1978 IN BOOK 8, PAGE 115. 4. EASEMENT OF WAY, RECORDING AND DISPOSITION IN PATENT RECORDS, JUNE 11, 1978 IN BOOK 8, PAGE 115. 5. EASEMENT OF WAY, RECORDING AND DISPOSITION IN PATENT RECORDS, JUNE 11, 1978 IN BOOK 8, PAGE 115. 6. EASEMENT OF WAY, RECORDING AND DISPOSITION IN PATENT RECORDS, JUNE 11, 1978 IN BOOK 8, PAGE 115. 7. EASEMENT OF WAY, RECORDING AND DISPOSITION IN PATENT RECORDS, JUNE 11, 1978 IN BOOK 8, PAGE 115. 8. EASEMENT OF WAY, RECORDING AND DISPOSITION IN PATENT RECORDS, JUNE 11, 1978 IN BOOK 8, PAGE 115. 9. EASEMENT OF WAY, RECORDING AND DISPOSITION IN PATENT RECORDS, JUNE 11, 1978 IN BOOK 8, PAGE 115. 10. EASEMENT OF WAY, RECORDING AND DISPOSITION IN PATENT RECORDS, JUNE 11, 1978 IN BOOK 8, PAGE 115.

CURVE TABLE with columns: CURVE #, LENGTH, BEGINS, ENDS, CHORD, SAGITT. Contains three tables of curve data for the map.

CURVE TABLE with columns: CURVE #, LENGTH, BEGINS, ENDS, CHORD, SAGITT. Contains three tables of curve data for the map.

NOTICE: THE TENTATIVE MAP DOES NOT INCLUDE THE OTHER COMPONENTS OF THE LAND DIVISION. BELLE TERRE TENTATIVE PARCEL MAP 37592 SCHEDULE "J" T65, R2W, S27. SCALE 1"=200'. DATE 11-20-2019. SHEET 1 OF 2.

LEGAL DESCRIPTION

PARCEL A:
 PARCELS 1 THROUGH 10, LOTS A THROUGH F OF PARCEL MAP NO. 34688, IN THE COUNTY OF INDIANO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 242, PAGES 17 THROUGH 28 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SAN BERNARDINO, INDIANO, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1548.10 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID QUARTER; THENCE SOUTH 65° 12' 00" WEST, ALONG THE NORTHWEST CORNER OF SAID QUARTER, TO THE POINT OF BEGINNING.

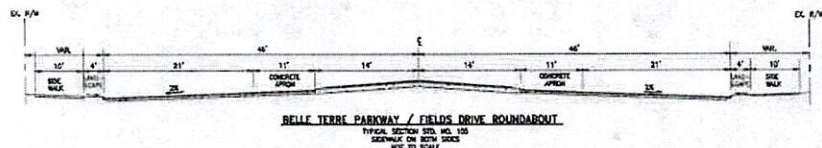
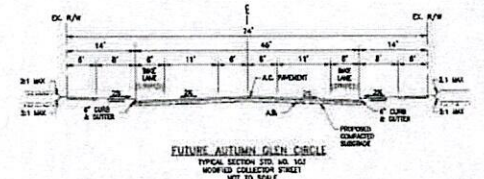
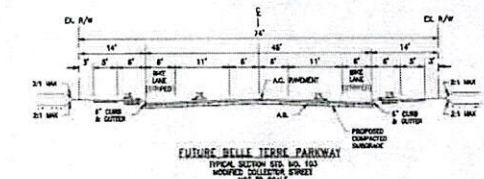
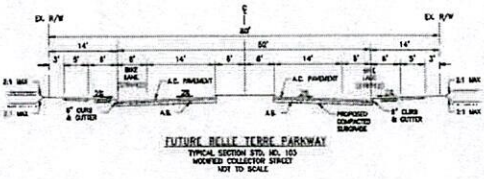
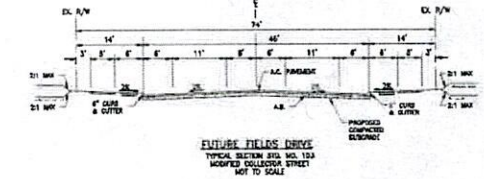
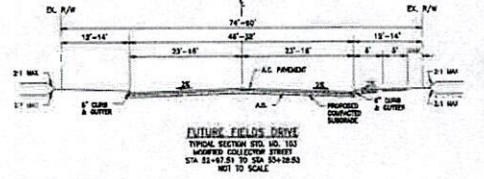
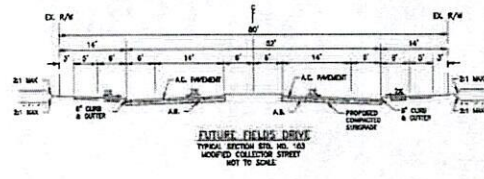
EXCEPTING THEREFROM ALL THAT PORTION OF SAID QUARTER INTERESTED IN THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA AS REFERENCED RECORDED AUGUST 3, 1939 AS INSTRUMENT NO. 80963 OF OFFICIAL RECORDS OF INDIANO COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ALL WAYS AND EASEMENTS NOW IN FORCE TO THE FULL LEGAL, NECESSARY AND REASONABLE EXTENT FOR THE PURPOSE OF THE PROJECT, AND ALL OTHER RIGHTS, CLAIMS, EASEMENTS AND RIGHTS OF ANY KIND OR CHARACTER, WHETHER KNOWN OR UNKNOWN, RESERVED OR CLAIMED BY ANY PARTY, AS WELL AS ALL OTHER RIGHTS, CLAIMS, EASEMENTS AND RIGHTS OF ANY KIND OR CHARACTER, WHETHER KNOWN OR UNKNOWN, RESERVED OR CLAIMED BY ANY PARTY, AS WELL AS ALL OTHER RIGHTS, CLAIMS, EASEMENTS AND RIGHTS OF ANY KIND OR CHARACTER, WHETHER KNOWN OR UNKNOWN, RESERVED OR CLAIMED BY ANY PARTY.

NOTES

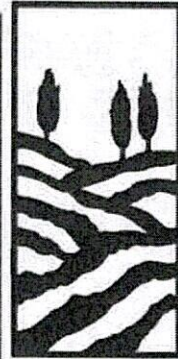
1. NO APPROXIMATIONS ARE MADE IN THIS MAP.
2. 2000 FEET PER INCH, MAP BOOK: PAGE 888, GRID PL. P. 13, 04, 05, 06.
3. THE TYPICAL MAP DOES INCLUDE THE EXISTING CONVEYANCE INSTRUMENTS OF THE LAND SHOWN.
4. PROJECT IS WITHIN SPECIFIC PLUM NO. 862.
5. ALL EASEMENTS OF RECORD HAVE BEEN PLOTTED ON THE EXISTING.
6. PROJECT IS NOT WITHIN A COUNTY SERVICE AREA.
7. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
8. TOPOGRAPHY PLUM BY ADRIAN HARRIS IN 2014.
9. EASEMENTS OF RECORD TO PROPERTY LINES SHALL CONFORM TO DIMENSIONS AND REQUIREMENTS.
10. NO SURFACE EROSION CONTROL MEASURES ARE SHOWN.
11. A PORTION OF THE SITE IS SUBJECT OF LITIGATION AND THEREFORE NOT BE OPEN TO CONVEYANCE OR FLOOD HAZARD.
12. LAND IS SUBJECT TO CONVEYANCE, MORTGAGE OR FLOOD HAZARD.
13. FLOOD ZONE 3, AREA OF MINOR FLOODING FOR FIRM PANELS.
14. THERE ARE NO EXISTING STRUCTURES OR DWELLINGS ON THE PROJECT IS NOT ZONED P-2, RESTRICTED SINGLE-FAMILY RESIDENCE.
15. THE PROJECT WILL COMPLY WITH MPDS REQUIREMENT AS REQUIRED BY SPEC SUPPLEMENT "A".
16. THE PROJECT IS IN THE HIGHWAY 79 POLICY AREA.
17. THE PROJECT IS IN A VERY HIGH FIRE AREA.
18. THERE ARE NO EXISTING OR PROPOSED MOBILE HOME OR RECREATION, TOURIST SPACES, SHELLED SHELS, OR LOTS.
19. THE PROJECT IS WITHIN THE SOUTHWEST AREA 100' AND PLAN.

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



BELLE TERRE	
TENTATIVE PARCEL MAP 37592	
SCHEDULE "J"	
T6S, R2W, S27	
DATE: 3-11-2024	SHEET: 17 OF 28
PREPARED BY: [Signature]	DATE: 3-11-2024
CHECKED BY: [Signature]	DATE: 3-11-2024
DRAWN BY: [Signature]	DATE: 3-11-2024
SCALE: AS SHOWN	DATE: 3-11-2024
PROJECT NO. 24-00000000000000000000	DATE: 3-11-2024
PROJECT NO. 24-00000000000000000000	DATE: 3-11-2024

4/20/24 11:11 AM 20240311 11:11 AM 20240311 11:11 AM 20240311 11:11 AM 20240311 11:11 AM



**BELLE
TERRE**


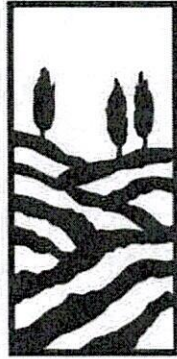
 Project Boundary

Figure 1.0-2 Project Location



BELLE TERRE

Project Boundary

Planning Areas

Not a Part

LEGEND

- MEDIUM DENSITY RESIDENTIAL (MDR)
- MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)
- HIGH DENSITY RESIDENTIAL (HDR)
- OPEN SPACE-CONSERVATION-(OS-C)
- OPEN SPACE-CONSERVATION HABITAT (OS-CH)
- OPEN SPACE-RECREATION (OS-R)

DWELLING UNITS
856 TOTAL DWELLING UNITS

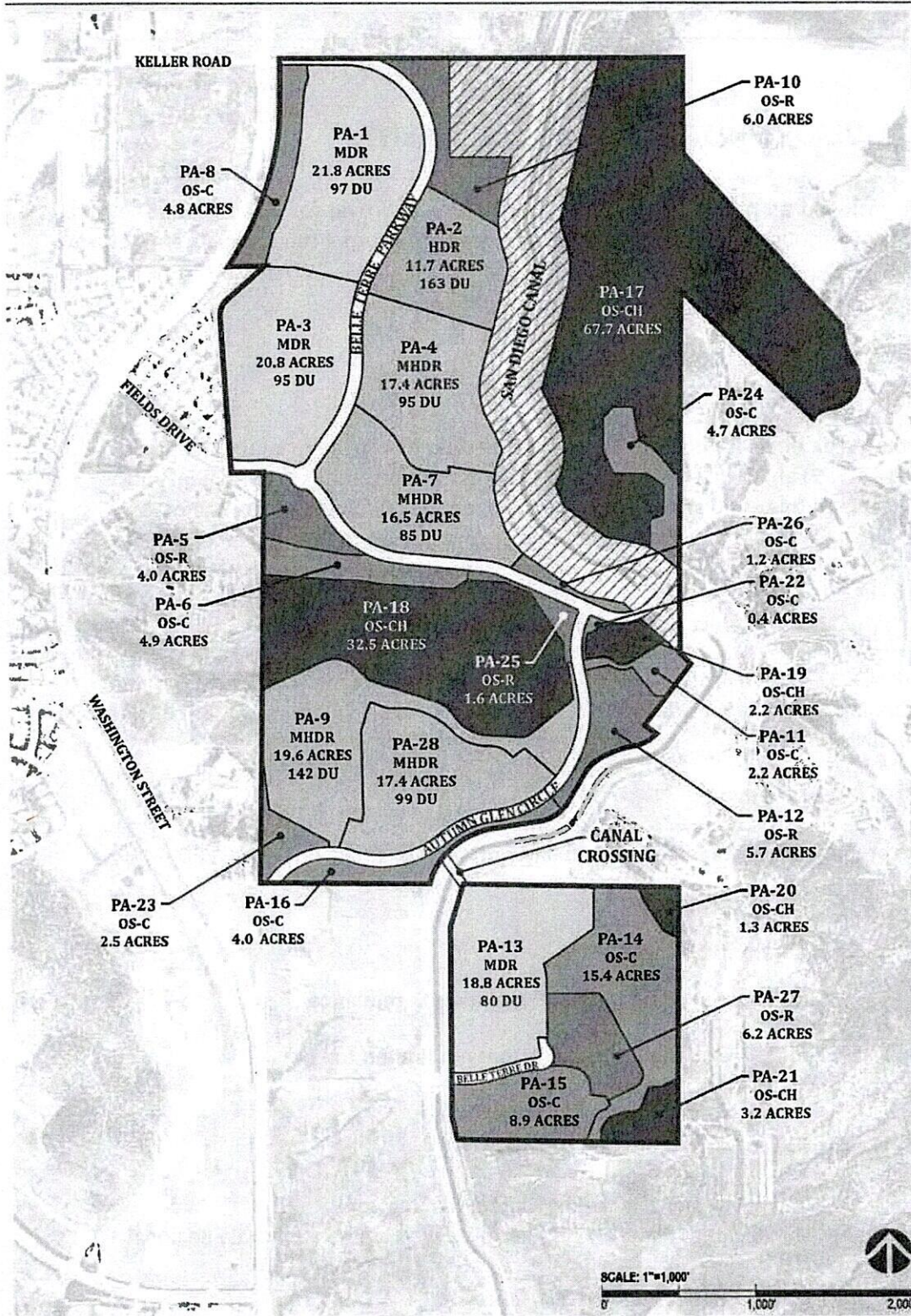


Figure 1.0-5 Land Use Plan



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

Juan C. Perez
Agency Director



02/07/20, 2:32 pm

TPM37592

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37592. 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 Plan (TPM37592) 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. 37592 is a proposal for a Schedule "J" subdivision of 343.72 gross acres into 25 lots reflecting the Planning Areas for Specific Plan No. 382 (Belle Terre). No grading or improvements are proposed for this subdivision.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

Tentative Map, dated 4/18/19, Sheets 1-2.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 555 (Surface Mining and Reclamation)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, or its associated environmental documentation; and,

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

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

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

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

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

E Health

E Health. 1

Gen - E Health

Parcel Map 37592 is a proposal for a schedule J subdivision of 344 acres into 25 lots reflecting the Planning Areas for Specific Plan 382 (Belle Terre). EMWD is the proposed Water and Sewer purveyor. Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1

Gen - Fire

- 1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
- 2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
- 3.) High Fire Hazard Severity Zone - The project is located in the "SRA Very High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

Flood. 1

Flood Hazard Report

Parcel Map 37592 is a proposal for a schedule J subdivision of 344 acres into 25 lots reflecting the Planning Areas for Specific Plan 382 (Belle Terre). The site is located in the Rancho California area at the southeast corner of Keller Road and Washington Street. No grading or improvements are proposed for this subdivision.

The central portion of the site is impacted by French Valley Creek (a natural watercourse) with a tributary drainage area of approximately 5 square miles. French Valley Creek eventually ties to the District maintained Warm Springs Valley, French Valley Channel (project number 7-0-00205). Side slope protection will be required for those areas (adjacent to the floodplain) with erosive velocities and an adequate maintenance mechanism will need to be provided. A Preliminary Hydrology, Hydraulic, and Water Quality Study for Belle Terre Specific Plan (submitted by JLC Engineering in 2014) has been reviewed and is adequate for entitlement.

PM 37592 is located within the boundaries of the Warm Springs Valley section of the Murrieta Creek Area Drainage (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 \$677 per acre, the fee due will be based on the fee in effect at the time of payment.

Any questions pertaining to this project may be directed to Michael Venable at 951-955-1248 or

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1 Flood Hazard Report (cont.)**

mlvenabl@RIVCO.org.

Planning**Planning. 1 90 Days to Protest**

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

Planning. 2 Expiration Date

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

Planning. 3 Fees for Review

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

Transportation**Transportation. 1 RCTD - General**

1. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
2. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
3. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
4. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
5. If any portion of the project is phased, the Project shall provide stand alone primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

RCTD - General (cont.)

6. If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.

7. 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.

Plan: TPM37592

Parcel: 472170026

50. Prior To Map Recordation

Flood

050 - Flood. 1 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 Murrieta Creek-Warm Springs Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid, by cashier's check or money order (only), to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit."

050 - Flood. 2 Delineate Watercourse on ECS Not Satisfied

The natural watercourse that traverses Parcel Map 37592 shall be delineated and labeled on the Environmental Constraint Sheet to accompany the final map. A note shall be placed on the Environmental Constraint Sheet stating:

"The natural watercourse(s) must be kept free of all buildings and obstructions. Flow obstructing fencing (e.g. chain-link, block wall) shall not be allowed."

050 - Flood. 3 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 all buildings and obstructions."

050 - 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 recordation of the Final Map.

050 - Flood. 5 Show Floodplain on ECS Not Satisfied

The one-percent annual chance (100-year) floodplain limits through the property shall be delineated on an Environmental Constraint Sheet (ECS) to accompany the Final Map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits shall be labeled as "Floodplain" on the ECS. A note shall be placed on the ECS stating:

"Floodplains and watercourses must be kept free of all buildings and obstructions. Flow obstructing

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



ITEM: 1.3
(ID # 12047)

MEETING DATE:

Tuesday, March 17, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37592 - Applicant: Regent French Valley, LLC – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC), Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC), Community Development: Low Density Residential (CD:LDR) (1-2 DU/AC), Open Space: Conservation (OS:C), Open Space: Conservation Habitat (OS:CH), and Open Space: Recreation (OS:R) as reflected in Specific Plan No. 382 (Belle Terre) – Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, northerly of Abelia Street and Yates Road - Zoning: Specific Plan Zone (SP382) as reflected in the Specific Plan – 343.72 gross acres - REQUEST: The TENTATIVE PARCEL MAP is a proposal for a Schedule “J” subdivision of 343.72 gross acres into 25 lots primarily reflecting the Planning Areas for Specific Plan No. 382 (Belle Terre) with some parcels consisting of multiple Planning Areas. No grading or improvements are proposed for this subdivision. APNs 472-170-021 to 472-170-026 and 472-180-033 to 472-180-036. District 3. [Applicant fees 100%]

ACTION:Consent

Charissa Leach, Assistant TLMA Director 3/4/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: March 17, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Director's Hearing Notice of Decision for the above referenced case acted on by the Hearing Officer on February 24, 2020.

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

Specific Plan

Specific Plan No. 382 was adopted by the Riverside County Board of Supervisors (Board) on December 9, 2014, Agenda Item 3.30. The project proposed the development of an approximately 344-acre site with 1,282 residential units on approximately 170 acres and open space designations on approximately 150 acres.

Substantial Conformance No. 1 to Specific Plan No. 382 generally proposed to reduce the maximum total dwelling units from 1,282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, consolidate park acreage for larger park areas, increase the total amount of area designated for open space, and modify the circulation plan. This Substantial Conformance to the Specific Plan, along with Change of Zone No. 1800020 and Tentative Tract Map No. 37449 were approved by the Board of Supervisors on December 10, 2019.

The proposed Schedule 'J' Tentative Parcel Map includes the entire Specific Plan Area and is divided into 25 lots. The map is for financial purposes only and will not include any development. Ultimate development of the site will be implemented by Tentative Tract Map No. 37449 and future maps that will incorporate the remaining planning areas of the Specific Plan.

Application Submittal

Tentative Parcel Map No. 37592 was submitted to the County of Riverside on October 18, 2018.

Impact on Citizens and Businesses

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

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

SUPPLEMENTAL:

Additional Fiscal Information

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

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Director's Hearing Report of Action
- B. Director's Hearing Memo
- C. Director's Hearing Staff Report Package



Jason Farin, Senior Management Analyst 3/10/2020



**DIRECTOR'S HEARING
REPORT OF ACTIONS
FEBRUARY 24, 2020**

1.0 CONSENT CALENDAR:

NONE

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

NONE

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

3.1 TENTATIVE PARCEL MAP NO. 37592 (TPM37592) – No New Environmental Documentation is Required – EIR531 – Applicant: Regent French Valley, LLC – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Community Development: Low Density Residential (CD-LDR) (1-2 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Conservation Habitat (OS-CH) – Open Space: Recreation (OS-R) as reflected in Specific Plan No. 382 (Belle Terre) – Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, and northerly of Abelia Street and Yates Road – Zoning: Specific Plan Zone (SP382) as reflected in the Specific Plan – 343.72 gross acres – **REQUEST: The **Tentative Parcel Map** is a proposal for a Schedule "J" subdivision of 343.72 gross acres into 25 lots primarily reflecting the Planning Areas for Specific Plan No. 382 (Belle Terre) with some parcels consisting of multiple Planning Areas. No grading or improvements are proposed for this subdivision. Project Planner: Russell Brady at 951-955-3025 or email rbrady@rivco.org.**

Staff Report Recommendation:

FIND that No New Environmental Document is Required; and

APPROVE Tentative Parcel Map No. 37592, subject to the conditions of approval.

Staff's Recommendation:

FIND that No New Environmental Document is Required; and

APPROVE Tentative Parcel Map No. 37592, subject to the revised conditions of approval.

Planning Director's Actions:

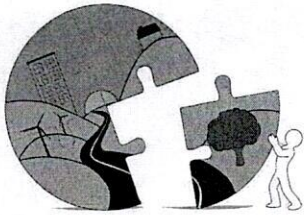
FOUND that No New Environmental Document is Required; and

APPROVED Tentative Parcel Map No. 37592, subject to the conditions of approval as modified at hearing.

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

NONE

5.0 PUBLIC COMMENTS:



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: February 24, 2020
TO: Planning Commission
FROM: Russell Brady, Project Planner
RE: Item 3.1 – TPM37592 Transportation Condition Revision

Following completion and posting of the staff report package, Transportation Department staff identified a necessary condition edit as shown below in bold. The below condition is included with staff's recommendation and for consideration on decision on the tentative parcel map.

050 – Survey.2 RCTD – DEDICATNS

1. Sufficient public street right-of-way shall be provided along Washington Street to establish a 76 foot half-width right-of-way, per County Standard No. 91, Ordinance 461.
2. Sufficient public street right-of-way shall be provided along **Belle Terre Parkway and Fields Drive** to establish a 74 foot to 80 foot full-width right-of-way, per modified County Standard No. 103, Ordinance 461. (Modified right-of-way from 74 feet to (74 feet-80 feet).
3. Sufficient public street right-of-way shall be provided along Autumn Glen Circle to establish a 74 foot full-width right-of-way, per County Standard No. 103, Ordinance 461.
4. Sufficient public street right-of-way shall be provided along Fields Drive from the east project boundary easterly across the Metropolitan Water District (MWD) Canal to connect existing Field Drive to establish a 60 foot full-width right-of-way, per County Standard No. 105, Section C, Ordinance 461.
 - a. The alignment study of Fields Drive over the Metropolitan Water District (MWD) aqueduct shall be confirmed by MWD prior to recordation.
5. Sufficient public street right-of-way shall be provided at Fields Drive and Belle Terre Parkway **ROUNDBOUT** to establish a 128 foot radii, minimum, full-width right-of-way, as directed/approved by the Director of Transportation.
6. All corner cutbacks shall be applied per Standard 805.

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Plan: TPM37592

Parcel: 472170026

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 7 MSHCP Mitigation - EPD (cont.) Not Satisfied

appropriate agencies for review and approval
12.A requirement to submit any sightings of any special-status species that are observed on or in proximity to the Project site, or during Project surveys, to the CNDDB per CDFW requirements.

The HMMP must be reviewed and approved by the RCA prior to submittal to EPD. The applicant must provide confirmation of HMMP approval to EPD at time of plan submittal.

060 - Planning-EPD. 8 RCA Conveyance - EPD Not Satisfied

Conveyance: As determined through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS case # 2082), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of 106.85 acres as documented within Joint Project Review #14-02-06-01 dated 5-12-2014 shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes, and accepted by the RCA. This dedication shall occur without any fee credits or other compensation. This dedication must be completed prior to issuance of the first building permit within the boundary of TTM37449.

Prior to the acceptance of this dedication the applicant shall provide a preliminary title report & Phase 1 Environmental Site Assessment for the area to be dedicated to the RCA for review. The RCA shall have sole and absolute discretion with respect to the information contained in the preliminary title report & Phase 1 Environmental Site Assessment. Title to this dedication shall be clear of all liens, encumbrances, easements, leases (recorded & unrecorded) and taxes except those which the RCA may deem are acceptable (easements allowing for the maintenance of fuel modification or detention basins shall not be accepted).

060 - Planning-EPD. 9 Streambed Permits - EPD Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. Also, a 401 Certification from Regional Water Quality Control Board shall be applied for and 404 permit from Army Corp of Engineers.

If the agencies decide no permit is required, the applicant shall provide evidence of communication to that effect from the agencies.

Transportation

060 - Transportation. 1 RCTD-WQ – Santa Margarita Region - FINAL WQMP IS REC Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <http://rcflood.org/npdes/SMRWMA.aspx>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods

Plan: TPM37592

Parcel: 472170026

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD-WQ – Santa Margarita Region - FINAL WQMP IS REC Not Satisfied
from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 Building Permit Referral Not Satisfied

This subdivision is for finance and conveyance purposes only. This subdivision and the conditions of the subdivision do not pertain to any new construction, grading, or building. Any grading or building plans shall refer to the conditions of SP00382, TTM37449, or other applicable subdivision for the applicable area.

Transportation

080 - Transportation. 1 RCTD-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

90. Prior to Building Final Inspection

Planning-EPD

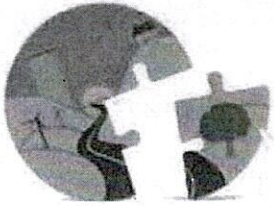
090 - Planning-EPD. 1 Permanent Fencing - EPD Not Satisfied

Prior to the issuance of any building permits, the areas mapped as "Proposed MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map shall be permanently fenced for protection as MSHCP Conservation Areas according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

Transportation

090 - Transportation. 1 RCTD-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: October 30, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
P.D. Environmental Programs Division
P.D. Geology Section

P.D. Archaeology Section
Riv. Co. Surveyor
Valley-Wide Recreation & Parks District
Board of Supervisors - Supervisor: 3rd District
Planning Commissioner: 3rd District
Temecula Valley Unified School District

Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
Santa Ana Reg. Water Quality Control Board
South Coast Air Quality Management District

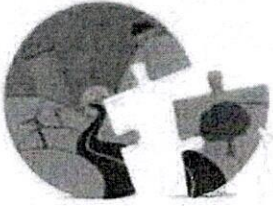
TENTATIVE PARCEL MAP NO. 37592 – Applicant: Regent French Valley LLC – Engineer/Representative: Albert A Webb Associates – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC), Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC), Community Development: Low Density Residential (CD:LDR) (1-2 DU/AC), Open Space: Conservation (OS:C), Open Space: Conservation Habitat (OS:CH), and Open Space: Recreation (OS:R) as reflected in Specific Plan No. 382 (Belle Terre) – Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, northerly of Abelia Street and Yates Road - Zoning: Specific Plan Zone (SP382) as reflected in the Specific Plan – 343.72 gross acres - **REQUEST: The TENTATIVE PARCEL MAP is a proposal for a Schedule "J" subdivision of 343.72 gross acres into 28 lots reflecting the Planning Areas for Specific Plan No. 382 (Belle Terre). No grading or improvements are proposed for this subdivision. APNs 472-170-021, 472-170-022, 472-170-023, 472-170-024, 472-170-025, 472-170-026, 472-180-033, 472-180-034, 472-180-035, 472-180-036, 472-200-002. BBID: 033-430-797**

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

*Charissa Leach, P.E.
Assistant TLMA Director*

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on November 15, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@rivco.org / MAILSTOP #: 1070

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

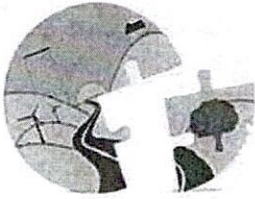
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

Schedule J Map

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

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE

Original Case No. MS 4342

REVISED MAP

Original Case No. TTM 37449

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Regent French Valley, LLC

Contact Person: Jeffrey Dinkin

E-Mail: jdinkin@regentproperties.com

Mailing Address: 11990 San Vicente Blvd., Suite 200

Los Angeles

CA

90049-6608

City

State

ZIP

Daytime Phone No: (310) 806-9800

Fax No: (310) 310-8069

Engineer/Representative Name: Albert A Webb Associates

Contact Person: Jennifer Gillen, PE

E-Mail: jennifer.gillen@webbassociates.com

Mailing Address: 3788 McCray Street

Riverside

CA

92506

City

State

ZIP

Daytime Phone No: (951) 686-1070

Fax No: (951) 788-1256

Property Owner Name: Regent French Valley, LLC

Contact Person: Jeffrey Dinkin

E-Mail: jdinkin@regentproperties.com

Mailing Address: 11990 San Vicente Blvd., Suite 200

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Los Angeles

City

Street
CA

State

90049-6608

ZIP

Daytime Phone No: (310) 806-9800

Fax No: (310) 310-8069

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

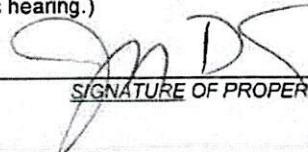
I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land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

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

Regent French Valley, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 472-170-001-6, 003-8, 008-3; 472-180-001-7, 003-9; 476-010-040-4, 045

Approximate Gross Acreage: 393.8 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Thompson Avenue, South of Keller Road, East of Washington Street, West of Judith Road.

SUBDIVISION PROPOSAL:

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

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

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

Initial Study (EA) No. (if known) 42506 EIR No. (if applicable): 531

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

If yes, indicate the type of report(s) and provide signed copy(ies): N/A

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

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

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

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: Regent French Valley, LLC

Address: 11990 San Vicente Blvd., Suite 200, Los Angeles, CA 90049

Phone number: 310-806-9800

Address of site (street name and number if available, and ZIP Code): North of Thompson Avenue and South of Keller Road, 92596

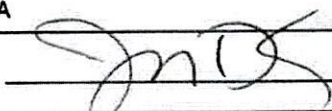
Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 472-170-001-6, 003-8, 008-3; 472-180-001-7, 003-9; 476-010-040-4, 045-9

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

Applicant:  Date 10-10-18

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

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



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Agency Director

Patricia Romo
Assistant Director
Transportation Department

Juan C. Perez
Interim Planning Director
Planning Department

Mike Lara
Building & Safety Official
Building & Safety Department

Greg Flannery
Code Enforcement Official
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Regent French Valley, LLC hereafter "Applicant" and Regent French Valley, LLC "Property Owner".

Description of application/permit use:

Establish Schedule J Map and Request Tentative Parcel Map

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessor's Parcel Number(s): 472-170-001-6, 003-8, 008-3; 472-180-001-7, 003-9; 476-010-040-4, 045-9

Property Location or Address: Keller Road & Washington Street

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Regent French Valley, LLC Phone No.: 310-806-9800

Firm Name: Regent Properties Email: jdinkin@regentproperties.com

Address: 11990 San Vicente Blvd., Suite 200, Los Angeles CA 90049

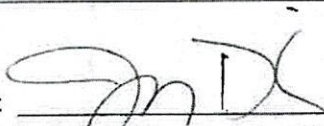
3. APPLICANT INFORMATION:

Applicant Name: Regent French Valley, LLC Phone No.: 310-806-9800

Firm Name: Regent Properties Email: jdinkin@regentproperties.com

Address (if different from property owner) _____

4. SIGNATURES:

Signature of Applicant:  Date: 10/10/18

Print Name and Title: Jeffrey Dinkin, Authorized Signatory

Signature of Property Owner:  Date: 10/10/18

Print Name and Title: Jeffrey Dinkin, Authorized Signatory

FOR COUNTY OF RIVERSIDE USE ONLY

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

Application or Permit #(s) _____

Set#: _____ Application Date _____

Regent Inland JV, LLC

5798

County of Riverside					10/11/2018		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment	
10/11/2018	Bill	101118	5,621.22	5,621.22		5,621.22	
					Check Amount	5,621.22	<i>h</i>
BBVA Compass Oper Belle Terre - TPM Application						5,621.22	

THIS CHECK IS VOID WITHOUT A BLUE BACKGROUND AND A WATERMARK. HOLD UP TO THE LIGHT TO VERIFY.

Regent Inland JV, LLC
11990 San Vicente Blvd., Suite 200
Los Angeles, CA 90049

BBVA Compass
90-7053/3211

5798

DATE	10/11/2018
AMOUNT	**5,621.22

Pay To The Order Of **County of Riverside**

Five Thousand Six Hundred Twenty-One and 22/100***** Dollars

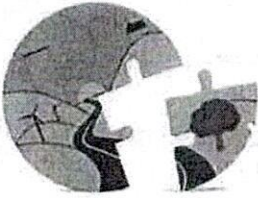
Riverside County
P.O. Box 12005
Riverside, CA 92502-2205

[Handwritten Signature]

MEMO: Belle Terre - TPM Application

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

⑈005798⑈ ⑆321170538⑆ ⑆6703653659⑈



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

4/18/18

Property Owner(s) Signature(s) and Date

Jeffrey Dinkin, Authorized Signatory of Regent French Valley, LLC

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- ***If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.***
- ***If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.***
- ***If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.***
- ***If the property owner is a trust, provide a copy of the trust certificate.***

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"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

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

TENTATIVE PARCEL MAP NO. 37592 (TPM37592) – No New Environmental Documentation is Required – EIR531 – Applicant: Regent French Valley, LLC – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Community Development: Low Density Residential (CD-LDR) (1-2 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Conservation Habitat (OS-CH) – Open Space: Recreation (OS-R) as reflected in Specific Plan No. 382 (Belle Terre) – Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, and northerly of Abelia Street and Yates Road – Zoning: Specific Plan Zone (SP382) as reflected in the Specific Plan – 343.72 gross acres – **REQUEST:** The **Tentative Parcel Map** is a proposal for a Schedule "J" subdivision of 343.72 gross acres into 25 lots primarily reflecting the Planning Areas for Specific Plan No. 382 (Belle Terre) with some parcels consisting of multiple Planning Areas. No grading or improvements are proposed for this subdivision.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 24, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

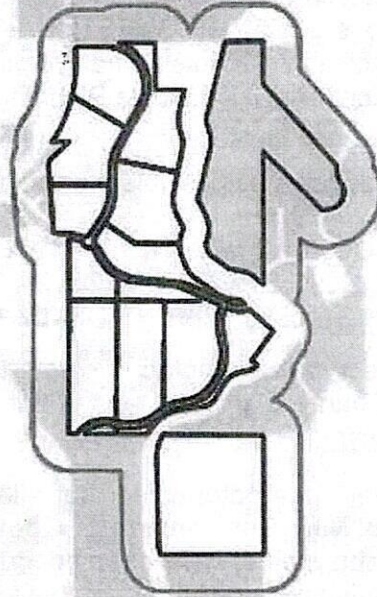
If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning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

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




Riverside County GIS Mailing Labels

CZ1800020 / SP00382S01 / TTM37449

(600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 3,009 6,019 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... 10/11/2019 10:49:33 AM

© Riverside County RCIT

472170011
LAUREL JEAN SOLON
10773 LITTLE LAKE RD
DOWNEY CA 90241

472180015
CASEY SCHENKEL
MARIBEL SCHENKEL
11207 BUELL ST
DOWNEY CA 90241

472170021
REGENT FRENCH VALLEY
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

472180007
LEE WONG
12561 LULL ST
N HOLLYWOOD CA 91605

476340034
CE LI
DAIHUI TAN
1404 OLD CEDAR RD
ESCONDIDO CA 92125

472170009
GREGORY JOHN SCHLINDWEIN
16582 GOTHARD ST STE D
HUNTINGTON BEACH CA 92647

472170015
DAWN HOLLINE DELLE
2855 HOLMES AVE
ONTARIO CA 91761

476340026
SIENNA II AVANTE II
2900 ADAMS ST NO C25
RIVERSIDE CA 92503

476340025
EFREN REYES
ROSEMARIE REYES
29116 SMOKEWOOD DR
MURRIETA CA 92563

476010051
EPC HOLDINGS 781
3161 MICHELSON DR STE 425
IRVINE CA 92612

472180004
PEARL T HUDSON
322 CABRILLO ST
COSTA MESA CA 92627

476333010
CHRISTOPHER LOREDO
32821 WESTPORT WAY
WINCHESTER CA. 92596

476340002
REGIS KEEFE
32840 SHEPHARD CT
WINCHESTER CA. 92596

476333008
ALLAN RHODES
MERCEDITA ENRIQUEZ
32845 WESTPORT WAY
WINCHESTER CA. 92596

476340003
DONALD W RISELING
32852 SHEPHARD CT
WINCHESTER CA. 92596

476333004
MATTHEW CADY
32852 WESTPORT WAY
WINCHESTER CA. 92596

476333007
RONALD A FREDERICK
MARIE E FREDERICK
32857 WESTPORT WAY
WINCHESTER CA. 92596

476340004
DAVID MILLER
32864 SHEPHARD CT
WINCHESTER CA. 92596

476333006
OTAVIS S HALL
32869 WESTPORT WAY
WINCHESTER CA. 92596

476340005
FRANCO STELLA
32876 SHEPHARD CT
WINCHESTER CA. 92596

476333005
AMY GOLD
JUAN RODRIGUEZ
32881 WESTPORT WAY
WINCHESTER CA. 92596

476340006
GHULAM SAHAR MAHJOOR
HAMIDA SAHAR
32888 SHEPHARD CT
WINCHESTER CA. 92596

476340015
DONNA D SANMIGUEL
JOHN MICHAEL SANMIGUEL
32891 SHEPHARD CT
WINCHESTER CA. 92596

476340007
JAMES W HARPER
MARTHA P HARPER
32900 SHEPHARD CT
WINCHESTER CA. 92596

476340014
STEFAN W HINCK
ANAIS GRACIA
32903 SHEPHARD CT
WINCHESTER CA. 92596

476340008
BENJAMIN M MAPLE
MARIA ELIZABETH MAPLE
32912 SHEPHARD CT
WINCHESTER CA. 92596

476340013
OCIEL A MAGADAN
DAYRIN E MAGADAN
32915 SHEPHARD CT
WINCHESTER CA. 92596

476340019
MICHAEL B LEAHY
AMANDA L LEAHY
32922 CLOVERDALE CT
WINCHESTER CA. 92596

476340009
MICHAEL ANTHONY AQUINO
32924 SHEPHARD CT
WINCHESTER CA. 92596

476340012
ZACHARY WILSON
32927 SHEPHARD CT
WINCHESTER CA. 92596

476340010
MARK EDGREN
DANIELLE E EDGREN
32936 SHEPHARD CT
WINCHESTER CA. 92596

476340021
ADAM CRAIGHEAD
JORDAN CRAIGHEAD
32937 CLOVERDALE CT
WINCHESTER CA. 92596

476340011
ESTEVAN D ESTRELLA
32939 SHEPHARD CT
WINCHESTER CA. 92596

472110029
JAY L GREENSTEIN
SHERYL D GREENSTEIN
32960 KELLER RD
WINCHESTER CA. 92596

472130002
WW 550
33011 HOLLAND RD
WINCHESTER CA 92596

472170010
THOMAS P HENNENFENT
LAURA P HENNENFENT
33570 FIELDS
WINCHESTER CA. 92596

472170016
JOEL W ADAMS
FLORENCE C ADAMS
33745 SIDNEY CIR
WINCHESTER CA. 92596

472170017
THOMAS SANDOVAL
33787 SIDNEY CIR
WINCHESTER CA. 92596

472110040
ALBERT F CONARD
CAROLYN L CONARD
33975 WASHINGTON RD
WINCHESTER CA 92596

476340017
WILLIAM LYLE DUTOIT
KELLEY RENEE DUTOIT
34388 HILLINGDON CT
WINCHESTER CA. 92596

476340033
FEREBA SULTANZAI
34391 HILLINGDON CT
WINCHESTER CA. 92596

476340018
RONALD HORN
PATRICIA HORN
34400 HILLINGDON CT
WINCHESTER CA. 92596

476340032
ARMANDO LUIS GARCIA
AMANDA GARCIA
34403 HILLINGDON CT
WINCHESTER CA. 92596

476340031
RALPH GAMMAL
YESEL GAMMAL
34415 HILLINGDON CT
WINCHESTER CA. 92596

476340023
PEDRO L MATOM BRITO
SOCORRO MARTINEZ
34424 HILLINGDON CT
WINCHESTER CA. 92596

476340030
THOMAS E DUSTMAN
JENNIFER L DUSTMAN
34427 HILLINGDON CT
WINCHESTER CA. 92596

476340024
DOUGLAS JON ROBINSON
ANGELINA VERONA ROBINSON
34436 HILLINGDON CT
WINCHESTER CA. 92596

476340029
BLAIR G WOODY
TRUDY G WOODY
34439 HILLINGDON CT
WINCHESTER CA. 92596

476340028
JENNY H CHAMBERLIN
34451 HILLINGDON CT
WINCHESTER CA. 92596

476340027
GARY STORTS
KIMBERLY STORTS
34463 HILLINGDON CT
WINCHESTER CA. 92596

472180005
GALEN TIPPS
ANGELA TIPPS
34610 REBECCA ST
WINCHESTER CA. 92596

472180008
LARRY HENDON
34710 REBECCA ST
WINCHESTER CA 92596

472180013
BILL E RENNIE
MARCELINE P RENNIE
34770 REBECCA ST
WINCHESTER CA. 92596

476090012
DEBRA A YECKLEY
KEVIN A YECKLEY
34795 SALLY ST
WINCHESTER CA. 92596

472180012
BRENT P LEATHERMAN
CHRISTINE J LEATHERMAN
34800 REBECCA ST
WINCHESTER CA. 92596

476090013
RICHARD D STOCKTON
JANET L STOCKTON
34835 SALLY ST
WINCHESTER CA. 92596

476090014
HEATH BOTTOMLY
PENNY BOTTOMLY
34878 WASHINGTON ST
WINCHESTER CA. 92596

472180011
KEITH A MILLER
34880 REBECCA ST
WINCHESTER CA. 92596

472180010
RANDALL J LUNG
34910 REBECCA ST
WINCHESTER CA. 92596

476090015
MARCO ANTONIO AVILA
CRISTINA ESPARZA DE AVILA
34925 WASHINGTON ST
WINCHESTER CA. 92596

472180009
JUSTIN A UNGER
KRISTIN UNGER
34990 REBECCA ST
WINCHESTER CA. 92596

476360004
ERIK R BRAND
ERALYN M BRAND
35304 MAHOGANY GLEN DR
WINCHESTER CA. 92596

476360005
JAMES NAVARRO
CHANEL NAVARRO
35316 MAHOGANY GLEN DR
WINCHESTER CA. 92596

476360006
LAWRENCE F DELAROSA
MARTHA C DELAROSA
35328 MAHOGANY GLEN DR
WINCHESTER CA. 92596

476360007
MICHAEL NEWMAN
AMBER NEWMAN
35340 MAHOGANY GLEN DR
WINCHESTER CA. 92596

476360008
KEVIN D PERDUE
35352 MAHOGANY GLEN DR
WINCHESTER CA. 92596

476361001
SYED KASHIF RAZA ZAIDI
NABILA ZAIDI
35364 MAHOGANY GLEN DR
WINCHESTER CA. 92596

476361002
STEPHEN M CLEVINGER
LORELEI CLEVINGER
35376 MAHOGANY GLEN DR
WINCHESTER CA. 92596

476090032
KB HOME CALIF
36310 INLAND VALLEY DR
WILDOMAR CA 92595

476340020
DREW A LOCKSTEDT
36448 SICILY LN
WINCHESTER CA 92596

476020013
FVS PARTNERS
4100 NEWPORT PL STE 400
NEWPORT BEACH CA 92660

476010042
SABA A SABA
SHIRLEY L SABA
41309 AVENIDA BIONA
TEMECULA CA 92519

476340022
EQUITY TRUST CO
46102 TOY CT
TEMECULA CA 92592

476340016
SIENNA II AVANTE II MAINTENANCE CORP
6349 RIVERSIDE AVE FLR 2
RIVERSIDE CA 92506

476333009
RAYMOND P DELNEGRO
6647 GOLDEN WEST AVE
ARCADIA CA 91007

476020014
VALLEY WIDE RECREATION & PARK DIST
901 W ESPLANADE AVE
SAN JACINTO CA 92581

472170012
TAVARR INC
P O BOX 1341
SANTA ANA CA 92702

472200003
WESTERN RIVERSIDE COUNTY REG CON
P O BOX 1667
RIVERSIDE CA 92502

472170004
S PHILIP GADAHN
P O BOX 4315
SANTA ANA CA 92702

472130003
MWD
P O BOX 54153
LOS ANGELES CA 90054

476340035
VALLEY WIDE RECREATION & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

Regent French Valley LLC
11900 San Vicente Boulevard, Suite 200
Los Angeles, CA 90049

Albert Webb
3788 McCray Street
Riverside, CA 92506

Regent French Valley LLC
11900 San Vicente Boulevard, Suite 200
Los Angeles, CA 90049

Albert Webb
3788 McCray Street
Riverside, CA 92506

Regent French Valley LLC
11900 San Vicente Boulevard, Suite 200
Los Angeles, CA 90049

Albert Webb
3788 McCray Street
Riverside, CA 92506

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Valley-Wide Recreation & Park District
901 W. Esplanade
San Jacinto, CA. 92582

Valley-Wide Recreation & Park District
901 W. Esplanade
San Jacinto, CA. 92582

Riverside County Transit Agency
Joe Forgiarini
1825 Third St.
Riverside, CA. 92517

Riverside County Transit Agency
Joe Forgiarini
1825 Third St.
Riverside, CA. 92517

Temecula Valley Unified School District
31350 Rancho Vista Rd.
Temecula, CA. 92592

Temecula Valley Unified School District
31350 Rancho Vista Rd.
Temecula, CA. 92592

Eastern Municipal Water District
P.O. Box 8300
Perris CA. 92572-8300

Eastern Municipal Water District
P.O. Box 8300
Perris CA. 92572-8300

Southern California Gas Company
Engineering Department
ATTN: Teresa Roblero ML:8031
PO. Box 3003
Redlands. CA. 92373-0316

Southern California Gas Company
Engineering Department
ATTN: Teresa Roblero ML:8031
PO. Box 3003
Redlands. CA. 92373-0316

Southern California Edison
2244 Walnut Grove Ave. Room 312
PO. Box 600
Rosemead, CA. 91770

Southern California Edison
2244 Walnut Grove Ave. Room 312
PO. Box 600
Rosemead, CA. 91770

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

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