

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



ITEM: 1.3  
(ID # 29858)

**MEETING DATE:**  
Tuesday, March 10, 2026

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File the Director's Hearing Decisions as Stated in the Report of Actions. All Districts. [\$0]

**RECOMMENDED MOTION:** The Planning Department recommends that the Board of Supervisors:

**RECEIVE and FILE** the Director's Hearing Notices of Decision for the cases acted on by the Planning Director on **January 05, 2026**, and **February 09, 2026**, as stated in the Report of Actions.

**RECEIVE and FILE** the Planning Director's decisions on Extension of Time requests for Tentative Parcel Maps and Tentative Schedule "J" Maps for the month of **January 2026**, as reflected in the attached Ordinance No. 460 Report of Actions.

**ACTION:Consent**

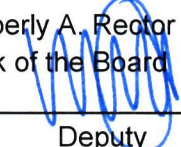
  
John Hildebrand, Planning Director 2/24/2026

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez  
Nays: None  
Absent: None  
Date: March 10, 2026  
xc: Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: N/A</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	25-26

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

**BACKGROUND:**

**Summary**

**Ordinance No. 348 (Land Use) – Director’s Hearing Report of Actions**

Pursuant to Ordinance No. 348 (Land Use), the Planning Director is required to report to the Board of Supervisors all final decisions made at public hearings conducted by the Planning Director or the Planning Director’s designee. To meet this requirement, actions taken at Director’s Hearings are compiled and provided to the Board of Supervisors in a consolidated Report of Actions as a Receive and File item. This reporting process ensures the Board is informed of final land use decisions made under the Planning Director’s authority.

The Planning Director considered and took final actions at the Director’s Hearings held on **January 5, 2026**, and **February 9, 2026**, as reflected in the attached Director’s Hearing Reports of Actions.

**Ordinance No. 460 (Subdivision Regulations) - Planning Director’s Report of Actions**

Pursuant to Ordinance No. 460 (Subdivision Regulations), the Planning Director is authorized to act as the Advisory Agency for Extension of Time requests for Tentative Parcel Maps and Tentative Schedule “J” Maps in accordance with Section 8.4(B)(1). These requests are processed administratively and do not require a public hearing. Consistent with this authority, the Planning Director is required to report actions taken on such requests to the land divider and to the Board of Supervisors.

The Planning Director considered and took final actions on Extension of Time requests under the Subdivision Map Act, for the month of **January 2026** as reflected in the attached Ordinance No. 460 Report of Actions.

**Board Action**

The Planning Director’s decisions at Director’s Hearings pursuant to Ordinance No. 348, and in the Planning Director’s capacity as the Advisory Agency pursuant to Ordinance No. 460, are final unless a complete appeal application is filed by the applicant or an interested party within ten (10) days of the date of the decision. No appeals were filed within the applicable appeal periods. Accordingly, the Planning Director’s decisions are final, and this item is submitted to the Board of Supervisors for receive-and-file purposes only.

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

**Impact on Citizens and Businesses**

The projects referenced in the attached Reports of Actions were previously evaluated through the County's environmental review and approval processes, including public hearing(s) before the authorized decision-making body where required. Extension of Time approvals do not authorize new development or modify the approved tentative maps but instead allow additional time for the exercise of previously granted entitlements. As such, these actions do not result in new or increased impacts on citizens, surrounding properties, or businesses beyond those previously analyzed and approved.

**ATTACHMENTS:**

- A. **DIRECTOR'S HEARING REPORT OF ACTIONS – JANUARY 05, 2026**
- B. **DIRECTOR'S HEARING REPORT OF ACTIONS – FEBRUARY 09, 2026**
- C. **ORDINANCE NO. 460 PLANNING DIRECTOR'S REPORT OF ACTIONS – JANUARY 2026**

  
Crystal Carrillo, Senior Management Analyst 3/5/2026



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – JANUARY 05, 2026  
COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, BOARD CHAMBERS  
4080 LEMON STREET, RIVERSIDE, CA 92501

**CALL TO ORDER: 2:00 P.M.**

**1 CONSENT CALENDAR**

1.1 ADOPTION OF THE REVISED 2026 DIRECTOR'S HEARING CALENDAR

**Planning Director's Action:**  
Public Hearing: Closed

The Planning Director took the following actions:

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

**2 PUBLIC HEARING – CONTINUED ITEMS**

NONE

**3 PUBLIC HEARINGS – NEW ITEMS**

3.1 29004 TENTATIVE PARCEL MAP NO. 38154 (TPM38154) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Eric Tucker – Engineer/Representative: Action Surveys, LLC – First Supervisorial District – Mead Valley District – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) – Location: north of Smoketree Street, west of Clark Street, south of Palm Lane, and east of Clark Street – 4.10 Gross Acres / 3.49 Net Acres – Zoning: Light Agriculture One Acre Minimum (A-1-1) – REQUEST: Tentative Parcel Map No. 38154 is a proposal for a Schedule "H" subdivision of a 4.10 acre residential property into three separate residential lots, measuring 1.60, 1.34, and 1.16 acres respectively. APN: 318-230-070 – Project Planner: Jake Roberts at (951) 955-3107, or email at jroberts@rivco.org.

**Planning Director's Action:**  
Public Hearing: Closed

The Planning Director took the following actions:

**FOUND** that the project is Exempt from the California Environmental Quality Act (CEQA); and,

**APPROVED** Tentative Parcel Map No. 38154, subject to the Advisory Notification Document and Conditions of Approval.

**4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

NONE

**5 SCOPING SESSION**

5.1 29572 SCOPING SESSION FOR PREPARATION OF A FOCUSED ENVIRONMENTAL IMPACT REPORT FOR CHANGE OF ZONE NO. 2500017 (CZ2500017), TENTATIVE TRACT MAP NO. 38757 (TTM38757) and PLOT PLAN NO. 250047 (PPT250047) – Applicant: Highpointe Communities, LLC (Ross Yamaguchi) – Engineer/Representative: MNS Engineers, Inc. (Paul Swancott) – Third Supervisorial District – Winchester Area Zoning District – Harvest Valley Winchester Area Plan – Land Use: Community Development: Medium Density Residential (CD: MDR) – Zoning: Rural Residential (R-R) – Location: South of Craig Avenue, east of Leon Road, west of Eucalyptus Road, and north of Andover Lane – 120.13 gross acres – REQUEST:

**Planning Director's Action:**  
Public Hearing: Closed

The item was presented and opened for public comment; no comments were received.

**DIRECTOR’S HEARING – REPORT OF ACTIONS – JANUARY 05, 2026**

The project to be analyzed in the EIR includes: CZ2500017, TTM38757, and PPT250047. CZ2500017 proposes to modify the zoning of twelve (12) existing parcels from R-R (Rural-Residential) to R-4 (Planned Development). TTM38757 proposes a “Schedule A” subdivision (“Hallberg Ranch”) of the twelve (12) existing parcels into 487 single-family residential lots, in conjunction with street improvements, interior roadways, open space-park area, and three water quality detention basins. Access to the Project site would be provided off Craig Avenue and Eucalyptus Road. PPT250047 proposes architectural and design review of the 487 single-family residential lots, as established under a Design Manual, to establish the pattern and character of the development and create an aesthetically cohesive environment. The project will include an existing single-family residence located on APN: 466-320-009, proposed to remain. The Notice of Preparation period began on December 17, 2025, and will conclude on January 15, 2026. APNs: 466-320-009, -034, -035, -036, -037, -038, -039, -040, -041, -042, -043, and -044 – Project Planner: Dat Tran at (951) 955-1119, or email at [dtran@rivco.org](mailto:dtran@rivco.org).

**6      PUBLIC COMMENTS**  
NONE

**ADJOURNMENT:      2:17 P.M.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR’S HEARING – FEBRUARY 09, 2026  
COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, BOARD CHAMBERS  
4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 1:45 P.M.

1 **CONSENT CALENDAR**  
NONE

2 **PUBLIC HEARING – CONTINUED ITEMS**  
NONE

3 **PUBLIC HEARINGS – NEW ITEMS**  
NONE

4 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**  
NONE

5 **SCOPING SESSION**

5.1 29663 SCOPING SESSION FOR PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR CHANGE OF ZONE NO. 2400037 (CZ2400037), CHANGE OF ZONE NO. 2500043 (CZ2500043), TENTATIVE TRACT MAP NO. 38995 (TTM38995), TENTATIVE TRACT MAP NO. 39073 (TTM39073), PLOT PLAN NO. 250064 (PPT250064), AND PLOT PLAN NO. 250065 (PPT250065) – Applicant: Kali Chaudhuri (Highway 79 South Partners) – Engineer/Representative: Brandon Barnett (KWC Engineers) – Third Supervisorial District – Rancho California Area District – Southwest Area Plan – Temecula Sphere of Influence – Land Use: Community Development: Medium Density Residential (CD:MDR) - Zoning: Rural Residential (R-R) – Location: The project site is located south of De Portola Road, west of Anza Road, and bounds with the City of Temecula to the south – 84.09-acres. – REQUEST: The project to be analyzed in the EIR includes: CZ2400037 is a proposal to change the existing zoning classification of 61.49 acres from Rural Residential (R-R) to Planned Residential (R-4). TTM38995 is a proposal for a Schedule “A” subdivision of 61.49 acres into 278 single-family residential lots. PPT250064 is a proposal for the construction of 278 single-family residences on 61.49-acres. The site improvements include, but are not limited to, infrastructure, park open space, detention basin, and landscape. CZ2500043 is a proposal to change the existing zoning classification of 22.6-acres from Rural Residential (R-R) to Planned Residential (R-4). TTM39073 is a proposal for a Schedule “A” subdivision of 22.6-acres into 46 single family residential lots. PPT250065 is a proposal for the construction of 46 single-family residences. The site improvements include, but are not limited to, infrastructure, open space, bio-retention basin, and park area. Notice of Preparation comment period closes on February 13, 2026. APNs: 965-440-002, -003, -005,

**Planning Director’s Action:**

Public Hearing: Closed

The item was presented and opened for public comment; comments were received.

**DIRECTOR'S HEARING – REPORT OF ACTIONS – FEBRUARY 09, 2026**

and -006, 965-450-003, -004, and -005, 966-080-003. –  
Project Planner: Tim Wheeler at (951) 955-6060, or  
email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**6     PUBLIC COMMENTS**  
NONE

**ADJOURNMENT:     2:03 P.M.**

**ORDINANCE NO. 460 (SUBDIVISION REGULATIONS) - PLANNING DIRECTOR'S REPORT OF ACTION FOR JANUARY 2026:**

**Summary**

Ordinance No. 460 (Subdivision Regulations) authorizes the Planning Director to act as the Advisory Agency for Extension of Time Requests for Tentative Parcel Maps and Tentative Schedule "J" Maps pursuant to Section 8.4(B)(1). These Extension of Time requests are processed administratively and do not require a public hearing. Consistent with the ordinance, actions taken by the Planning Director are reported directly to the land divider and to the Board of Supervisors as part of a Report of Actions.

1. On January 20, 2026, the Planning Director approved the **Second Extension of Time Request for Tentative Parcel Map No. 37264**, extending the map's expiration date to February 14, 2029. The Tentative Parcel Map is an approved Schedule "H" subdivision of approximately 21.56 gross acres into three contiguous lots and one detached remainder lot. The project site is located south of Santa Rosa Mine Road, west of Post Road, north of Gardenias Street, and east of Fellows Way, within the Mead Valley area of the First Supervisorial District.
  
2. On January 21, 2026, the Planning Director approved the **Second Extension of Time for Tentative Parcel Map No. 37073**, extending the expiration date of the map to February 13, 2029. The Tentative Parcel Map is an approved Schedule "J" Subdivision of approximately 699 acres gross area into 16 parcels which range in size from 20.62 acres to 80.89 acres. The Project is located north of Nuevo Road, south of Ramona Expressway, east of Foothill Avenue, and west of San Jacinto River and is within the Stoneridge Specific Plan No. 239, within the Lakeview/Nuevo area of the Fifth Supervisorial District.

**ATTACHMENTS:**

- A. **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP No. 37264 APPROVAL PACKAGE**
  
- B. **SECOND ESTENSION OF TIME REQUEST FOR TENATIVE PARCEL MAP No. 37073 APPROVAL PACKAGE**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
Planning Director

## Planning Director's Approval – Administrative Review

**Submittal Date:** 01/12/2026

**Project Planner:** Cynthia Burgos, Associate Planner

**Project/Case Number:** PM372642 E02

**Project Name:** N/A

**District:** First

**Applicant:** Tom Zschokke

**APN(s):** 323-230-061, 062, 044

**Location:** S/o Santa Rosa Mine Rd, W/o Post Rd, N/o Gardenias St, E/o Fellows Wy

**Request Type:** Extension of Time

**Other:**

**Associated State Law(s):** None

**Request Description:**

2nd EOT for PM was applied for ahead of the expiration date of February 14, 2026. DEH included a new COA that was accepted by the Applicant. Approval of the request will extend the expiration date to February 14, 2029.

**Staff Recommended Action:** Recommend Approval

**Workflow-review**

**Principal Planner:** Phayvanh Nanthavongdouangsy

**Initials:** *PN*

**Administrative Services Analyst:** Monique Cornejo-Henish

**Initials:** *MC*

**Planning Director's Decision:** Approved

**Signature:**

**Decision Date:**

*1/29/26*

**Print Name:** John Earle Hildebrand III, Planning Director

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
**Planning Director**

January 6, 2026

TO:

Tom Zschokke  
tzschokke@gmail.com

CC:

Cozad & Fox, Inc.  
Michele Fox  
[mfox@kbcozad.com](mailto:mfox@kbcozad.com)

**RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37264**

On January 6, 2026, the Riverside County Planning Department took the following action on the above-referenced project:

- APPROVED the SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37264, subject to all conditions of approval.
- DENIED the request for SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37264

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
John Hildebrand, Planning Director

*Cynthia Burgos*

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Cynthia Burgos, Associate Planner

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

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**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**Director's Hearing: N/A**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PM37264E02	<b>Applicant(s):</b>	Tom Zschokke
<b>Environmental:</b>	No New Environmental Docs Required	<b>Representative(s):</b>	Cozad & Fox, Inc. Michele Fox
<b>Area Plan:</b>	Mead Valley		
<b>Zoning Area/District:</b>	Good Hope Area		
<b>Supervisory District:</b>	First District		
<b>Project Planner:</b>	Cynthia Burgos		
<b>Project APN(s):</b>	323-230-061, 062, 044		
<b>Continued From:</b>			

  
John Hildebrand  
Planning Director

**PROJECT DESCRIPTION AND LOCATION**

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 37264:** The applicant of the subject case has requested a second extension of time to allow for the "Schedule H" subdivision of 21.56 gross acres into three contiguous lots and one detached remainder lot.

The Project site is located south of Santa Rosa Mine Road, west of Post Road, north of Gardenias Street, and east of Fellows Way.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO.37264**, extending the expiration date to February 14, 2029, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background:**

Pursuant to Ordinance No. 460, Section 6.4(C), on July 18, 2018, Tentative Parcel Map No. 37264 was publicly noticed through publication in *The Press-Enterprise* newspaper, and written notices were mailed to property owners within a 600-foot radius of the project site. The notice provided interested property owners and community members with a 20-day period, ending August 7, 2018, to request a public hearing. As no requests for a public hearing were received during the noticing period, the project was approved administratively by the Assistant TLMA Planning Director on August 14, 2018.

The First Extension of Time Request for Tentative Parcel Map No. 37264 was received on October 6, 2022, ahead of the expiration date of February 14, 2023.

The Second Extension of Time Request was received November 24, 2025, ahead of the expiration date of February 14, 2026.

### **Riverside County Map Extensions**

Pursuant to Ordinance No. 460, Section 8.4 (B), the Planning Director serves as the Advisory Agency for extension of time requests for Schedule H Maps and may grant extensions of time for final map recordation. Any such action shall be reported to the land divider and the Board of Supervisors. A tentative map may be granted up to two three-year extensions, allowing for a maximum total tentative map lifespan of nine years.

The first extension granted an additional three years to the map's lifespan, and this second extension will provide an additional three years. Upon approval of this extension, no further time extensions will be available for this tentative map

### **State Bills**

EFFECT OF Assembly Bill No. 1561 (AB1561): On September 30, 2020, AB1561 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 18-month extension on previously approved subdivision maps set to expire between March 4, 2020, and December 30, 2021. AB1561 extended the tentative map's expiration date from August 14, 2021 to February 14, 2023.

Following approval by the Planning Director, report-of-action to the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will be February 14, 2029. If a final map has not been recorded prior to this date, the map will officially expire.

As part of the review of this Extension of Time request, Riverside County Department of Environmental Health identified the need for an additional condition of approval (COA) to ensure continued compliance with applicable public health regulatory requirements. The condition is regulatory in nature, does not conflict with the existing conditions of approval, and does not alter the approved Tentative Parcel Map design or entitlement. The applicant has reviewed and accepted the added "COA 050. E Health" as part of this Extension of Time request. The Tentative Parcel Map, as conditioned, remains consistent with the originally approved findings and continues to protect the public health, safety, and welfare.

"COA 050 – E Health Department of Environmental Health Constraint Sheet

Include on notes on Environmental Constraint Sheet (ECS) the following verbiage:

*The Water System provided for this land division is within the boundaries of an existing municipal water purveyor, and no new water municipal or private water purveyor is being created by the recordation of this map."*

## **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect public health, safety, and welfare. No

changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## **FINDINGS AND CONCLUSIONS**

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

### **Extension of Time Findings**

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent. The added COA 050- Environmental Health is regulatory in nature and does not affect the project's consistency with the General Plan.
  2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent. The added COA 050 – Environmental Health does not conflict with the existing conditions of approval and does not alter the approved entitlement.
  3. No changes to the approved map are proposed in conjunction with this Extension of Time. The added COA 050 – Environmental Health ensures continued compliance with applicable public health requirements and does not result in any new or increased impacts. All impacts associated with the approved Tentative Parcel Map remain adequately addressed to protect the public health, safety, and welfare.
-

**IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**PARCEL MAP NO. 37264**

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP NO. 8524, FILED IN BOOK 39, PAGES 65 OF PARCEL MAPS,  
 RIVERSIDE COUNTY, CALIFORNIA, SECTION 33, 1.4S, R.4W, S.B.1M.

**COZAD & FOX, INC. - NOVEMBER 2018**

SHEET 1 OF 3 SHEETS  
**RECORDER'S STATEMENT**  
 FILED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_ OF  
 PARCEL MAPS, AT PAGES \_\_\_ AT THE REQUEST OF THE CLERK OF  
 THE BOARD.  
 NO. \_\_\_\_\_ FEE \_\_\_\_\_  
 PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER  
 BY: \_\_\_\_\_ DEPUTY  
 SUBDIVISION GUARANTEE: LAWYERS TITLE COMPANY

**OWNERS' STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE SHOW WITHIN THE DISTRICTED BORDER LINE THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" THROUGH "D" INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES. AS A CONDITION OF DEDICATION OF LOT "1", SANTA ROSA NAME ROAD, LOT "C", POST ROAD, LOT "D", POST ROAD, THE OWNERS OF PARCELS 1 AND PARCEL 4 ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING ONE CHANGE OF ADDRESS OR WIDTH OF RIGHT OF WAY AS THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, THE TRAIL EASEMENT AS SHOWN HEREON, THE DEDICATION IS FOR TRAIL PURPOSES IN FAVOR OF RIVERSIDE COUNTY REGIONAL PARKS AND OPEN SPACE DISTRICT.  
 NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION AS OF THE DATE OF RECORDATION FOR THIS MAP.  
 THOMAS C. ZSCHOKKE, AS SUCCESSOR OF THE THEODORE O. ZSCHOKKE AND MARGARET C. ZSCHOKKE, REVOCABLE TRUST, INITIALLY CREATED BY INSTRUMENT DATED AUGUST 24, 1994.

THOMAS C. ZSCHOKKE, SUCCESSOR TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_  
 AMANDA C. ZSCHOKKE, INDIVIDUALLY \_\_\_\_\_ DATE \_\_\_\_\_

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_.

DATE: \_\_\_\_\_, 20\_\_\_ MATTHEW JENNINGS, COUNTY TAX COLLECTOR  
 BY: \_\_\_\_\_ DEPUTY

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A TAX BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: \_\_\_\_\_, 20\_\_\_ CASH OR SURETY BOND  
 MATTHEW JENNINGS  
 COUNTY TAX COLLECTOR  
 BY: \_\_\_\_\_ DEPUTY

**RIVERSIDE COUNTY REGIONAL PARKS AND OPEN SPACE DISTRICT, CERTIFICATE OF ACCEPTANCE**

THE RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE EQUESTRIAN TRAIL EASEMENT, AS SHOWN HEREON, TO VEST TITLE IN THE DISTRICT ON BEHALF OF THE PUBLIC FOR SAID PURPOSES, BUT THAT SAID EQUESTRIAN TRAIL EASEMENT, SHALL NOT BECOME PART OF THE DISTRICT'S MAINTAINED TRAIL SYSTEM.

DATE: \_\_\_\_\_, 20\_\_\_  
 SCOTT BANGLI, GENERAL MANAGER

**NOTARY ACKNOWLEDGEMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.  
 STATE OF CALIFORNIA  
 COUNTY OF \_\_\_\_\_ )  
 ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_ A NOTARY PUBLIC,  
 (INSERT NAME)

PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTRY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
 I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
 WITNESS MY HAND  
 SIGNATURE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS IS  
 IN \_\_\_\_\_ COUNTY  
 NAME PRINTED \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
 COMMISSION NUMBER \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.  
 STATE OF CALIFORNIA  
 COUNTY OF \_\_\_\_\_ )  
 ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_ A NOTARY PUBLIC,  
 (INSERT NAME)

PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTRY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
 I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
 WITNESS MY HAND  
 SIGNATURE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS IS  
 IN \_\_\_\_\_ COUNTY  
 NAME PRINTED \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
 COMMISSION NUMBER \_\_\_\_\_

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUR AT THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: \_\_\_\_\_, 20\_\_\_  
 BRIAN D. FOX, PRESIDENT  
 L.S. 7171 EXP. 12/31/25

**COUNTY SURVEYOR'S STATEMENT**

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS SEND AND APPROVED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 18, 2018. THE EXPIRATION DATE BEING FEBRUARY 14TH, 2026, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_, 20\_\_\_  
 DAVID L. McMILLAN, COUNTY SURVEYOR  
 L.S. 8448 EXP. 12/31/2026

**COUNTY APPROVAL AND ACCEPTANCE STATEMENT**

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON OF LOTS B THROUGH D, INCLUSIVE, FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY STANDARDS FOR THE OFFERS OF DEDICATION OF LOT FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES ARE ACCEPTED TO VEST TITLE IN THE COUNTY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES, BUT THAT SAID ROADS SHALL NOT BECOME PART OF THE COUNTY MAINTAINED ROAD SYSTEM UNTIL ACCEPTED BY RESOLUTION OF THE BOARD OF SUPERVISORS ADOPTED PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE.

DATE: \_\_\_\_\_, 20\_\_\_  
 DAVID L. McMILLAN, COUNTY SURVEYOR  
 L.S. 8448 EXP. 12/31/2026



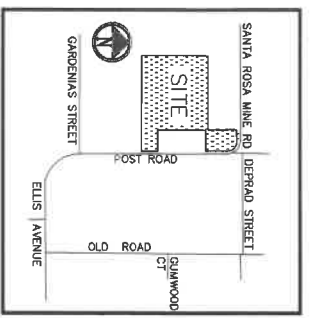
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 37264

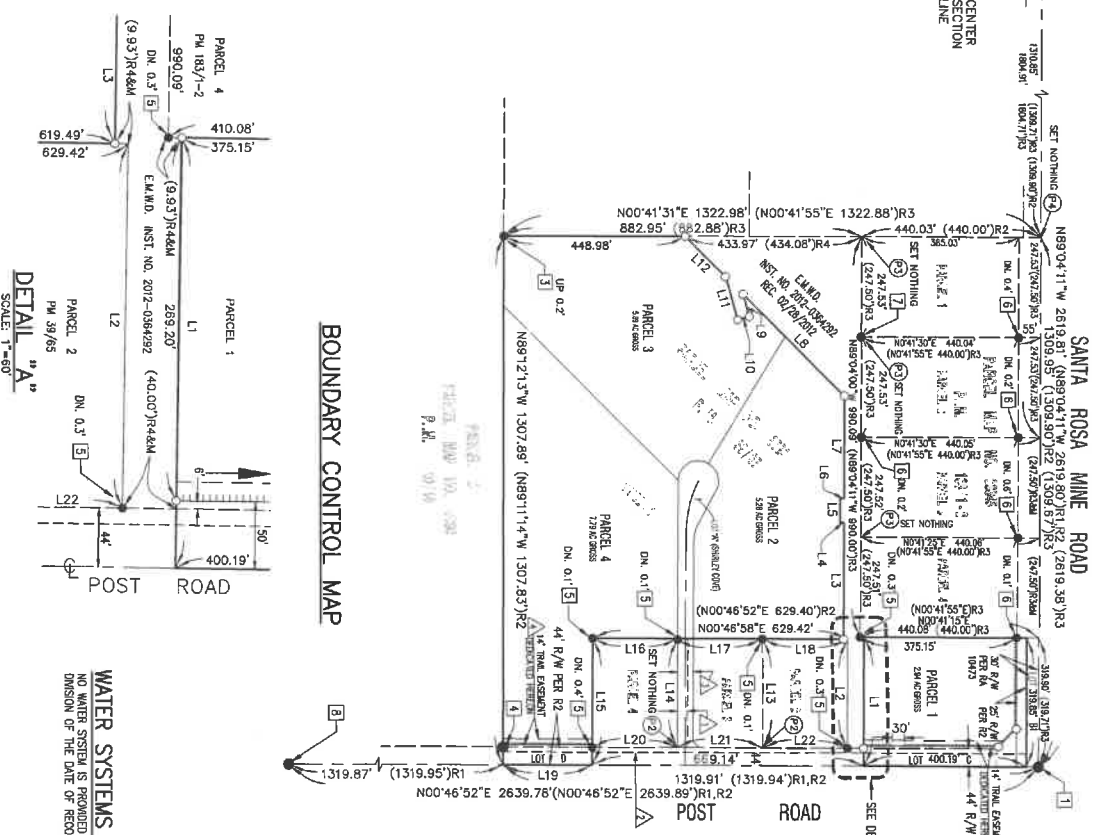
BEING A SUBDIVISION OF PORTION OF PARCEL 1 OF PARCEL MAP NO. 8524, FILED IN BOOK 39, PAGES 65 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA, SECTION 33, T.4S, R.4W, S.B.M., COZAD & FOX, INC. - NOVEMBER 2018



Line #	Bearing	Dist
L1	N89° 03' 41" W	319.20'
L2	N89° 03' 41" W	270.01'
L3	N89° 03' 41" W	288.83'
L4	S00° 56' 19" W	10.00'
L5	N89° 03' 41" W	80.00'
L6	N00° 56' 18" E	10.00'
L7	N89° 03' 41" W	253.87'
L8	N74° 58' 23" E	303.66'
L9	S15° 00' 35" E	30.00'
L10	S74° 40' 01" W	113.33'
L11	S74° 58' 23" E	111.33'
L12	S45° 41' 59" W	140.02'
L13	S89° 04' 06" E	270.00'
L14	S89° 04' 06" E	270.02'
L15	S89° 04' 58" E	314.03'
L16	N00° 46' 52" E	208.80'
L17	N00° 46' 52" E	208.83'
L18	N00° 46' 52" E	208.80'
L19	N00° 46' 52" E	228.83'
L20	N00° 46' 52" E	208.80'
L21	N00° 46' 52" E	208.81'
L22	N00° 46' 52" E	208.77'



VICINITY MAP  
N.T.S.



BOUNDARY CONTROL MAP

DETAIL "A"  
SCALE: 1"=60'

**WATER SYSTEMS NOTE**  
NO WATER SYSTEM IS PROVIDED FOR THIS LAND OR DIVISION OF THE DATE OF RECORDED OF THIS MAP.

**ENVIRONMENTAL CONSTRAINT NOTE**  
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SUPERVISOR IN E.C.S. BOOK \_\_\_\_\_ PAGE \_\_\_\_\_. THIS AFFECTS ALL PARCELS.

**SURVEYOR'S NOTES**

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1/4" - 1/4" O.D. IRON PIPE TAGGED 7.15, 7.17", FLUSH, UNLESS OTHERWISE NOTED.
- ( ) DENOTES RECORD DATA
- R1 DENOTES RECORD DATA PER PM 20/16
- R2 DENOTES RECORD DATA PER PM 39/65
- R3 DENOTES RECORD DATA PER PM 183/1-2
- R4 DENOTES RECORD DATA PER DOC. #2012-0354292, O.R.
- ② DENOTES POSITION ESTABLISHED AT PROPORTIONATE DISTANCE PER R2
- ③ DENOTES POSITION ESTABLISHED AT PROPORTIONATE DISTANCE PER R3 BENCHMARK AND INT. OF EXIST. LINE PARCEL 2, R3 & SANTA ROSA MINE RD.
- M DENOTES MEASURED
- ALL MONUMENTS SET PER INV. CO. ORL 461.10
- GROSS ACRES = 21.90 ACRES

**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS SURVEY IS THE S & OF SANTA ROSA ROAD PER PM 39/65 TAKEN AS N89°04'11" W.

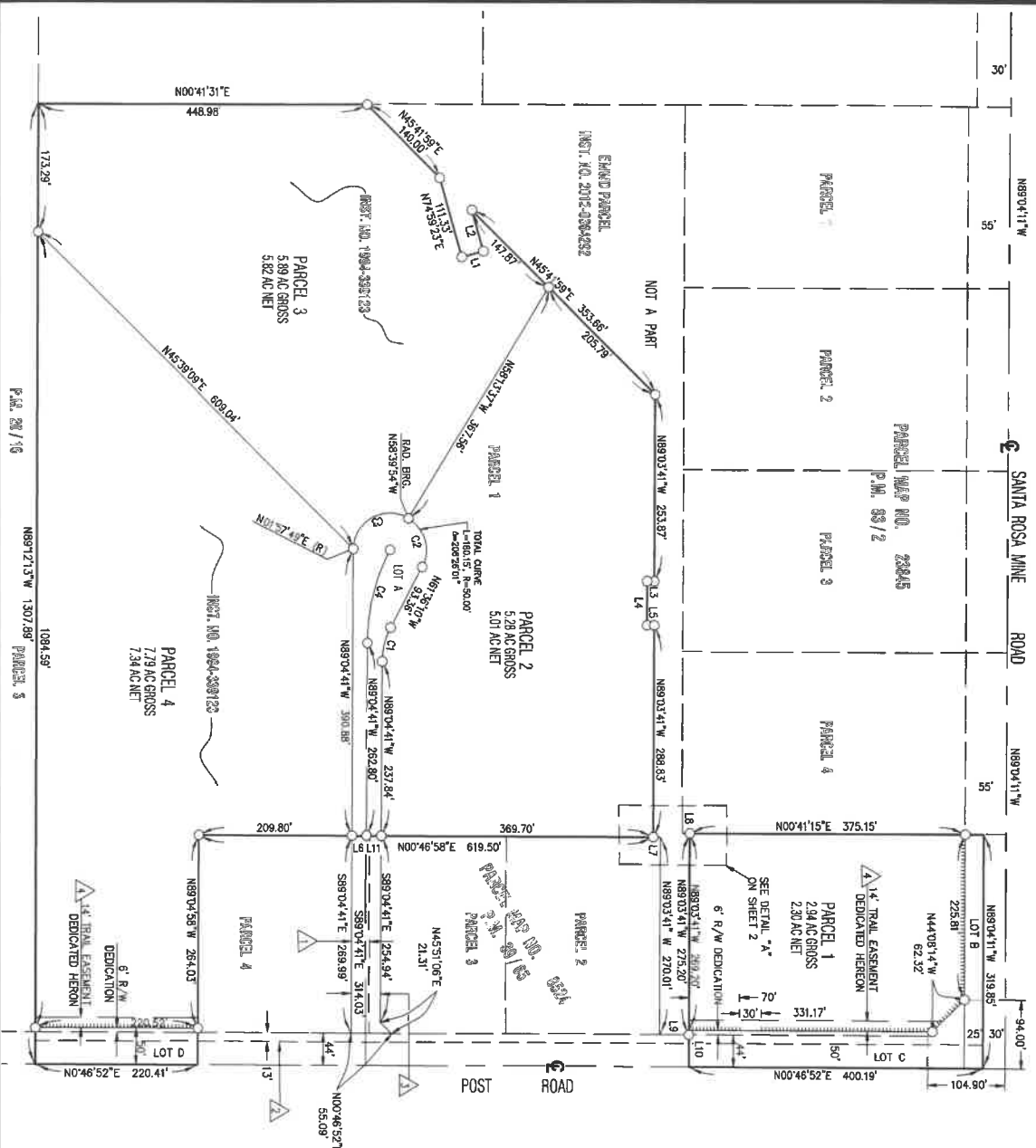
**MONUMENT NOTES**

- 1 FOUND 1 1/4" I.P. TAGGED "S 5174", DN 1.0' PER RS 139/8, ① E 1/4 COR. SEC. 33.
- 2 FOUND 3/4" I.P. TAGGED "S 3163", UP 0.2' PER PM 9/65, PM 14/43, PM 20/16, PM 39/65, & PM 113/6-9 @ CENTER OF SEC. 33
- 3 FOUND 3/4" I.P. TAGGED "S 3163", UP 0.2' PER PM 20/16 & PM 183/1-2, ● SE 1/16 COR.
- 4 FOUND 3/4" I.P. TAGGED "R 13334", DN 0.2' PER PM 20/16
- 5 FOUND 1" I.P. TAGGED "S 3385", GROUND POSITION AS NOTED, PER PM 39/65
- 6 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65
- 7 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65
- 8 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65
- 9 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65
- 10 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65
- 11 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65
- 12 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65
- 13 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65
- 14 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65
- 15 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65
- 16 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65
- 17 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65
- 18 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65
- 19 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65
- 20 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65
- 21 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65
- 22 FOUND 1" I.P. TAGGED "S 4347", GROUND POSITION AS NOTED, PER PM 39/65

**EASEMENT NOTES**

- △ 25' WIDE EASEMENT IN FAVOR OF THOMAS & SHARLEY ZSCHOKKE FOR ROAD AND PUBLIC UTILITIES, AND APPURTENANCES THERE TO, RECORDED FEBRUARY 22, 1992, AS INST. NO. 30393, OF OFFICIAL RECORDS.
- △ CENTERLINE OF AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, PUBLIC UTILITIES, RECORDED OCTOBER 7, 1948 IN BOOK 1017, PAGE 397, OF OFFICIAL RECORDS.
- △ 40' WIDE EASEMENT RIGHT-OF-WAY DEDICATION RECORDED APRIL 30TH 2025, AS INSTRUMENT NO. 2025-0130267, OF OFFICIAL RECORDS.
- △ 14' WIDE EASEMENT IN FAVOR OF RIVERSIDE COUNTY REGIONAL PARKS & OPEN SPACE DISTRICT DEDICATED HEREON.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF PORTION OF PARCEL 1 OF PARCEL MAP NO. 8524, FILED IN BOOK 39, PAGES 65 OF PARCEL MAPS,  
**PARCEL MAP NO. 37264**  
 RIVERSIDE COUNTY, CALIFORNIA, SECTION 33, T.4S, R.4W, S.B.M.  
**COZAD & FOX, INC. - NOVEMBER 2018**



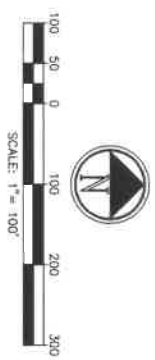
**KEY LEGEND**  
 LLLLLLLLL INCHES ACCESS RESTRICTION

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N 150°07'57" W	30.00'
L2	S 74°56'23" W	57.88'
L3	S 00°56'19" W	10.00'
L4	S 89°03'41" E	60.00'
L5	N 00°56'19" E	10.00'
L6	N 00°46'58" E	20.00'
L7	N 00°46'58" E	9.93'
L8	N 00°41'15" E	9.93'
L9	N 00°46'53" E	40.00'
L10	N 89°03'41" W	20.00'
L11	N 00°46'58" E	20.00'
L12	N 23°44'02" E	45.83'
L13	N 58°39'54" E	50.00'

**DATA TABLE**

NO.	BEARING/Delta	LENGTH	RADIUS
C1	Δ=2728.31'	47.85'	100.00'
C2	Δ=4810.54'	74.88'	50.00'
C3	Δ=11922.78'	104.17'	50.00'
C4	Δ=26533.03'	131.79'	284.39'





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

Rania Odenbaugh, MBA., MPM.  
TLMA Agency Director



01/06/26, 2:25 pm

**PM37264E01**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PM37264E01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1                    AND - Project Description & Operational Limits**

The applicant is proposing a Schedule 'H' subdivision to divide 22.11 gross acres into four (4) residential parcels, ranging in size from 3.15 acres to 7.36 acres.

**Advisory Notification. 2                    AND - Exhibits**

The development of the premises shall conform substantially with that as shown on the APPROVED TENTATIVE PARCEL MAP Tentative Parcel Map, No. 37264, dated \_\_\_\_\_.

**Advisory Notification. 3                    AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 457 (Building Requirements)
    - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
  
- Ord. No. 915 (Regulating Outdoor Lighting)
  
- 4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### E Health

#### E Health. 1                                    0010-E Health-MAP -OWTS

The Department of Environmental Health (DEH) will accept for review the proposed use of Onsite Wastewater Treatment System (s) (OWTS) fo Tentative Tract Map/ Tentative Parcel Map# 37264 based on AM/PAC & Associates precolation reports project numbers 17-13030 & 17-13031 for lots one and two respectively. Upon building submittal, applicant must submit to DEH for review and approval, a detailed soils percolation report specific to each individual lot along with three copies of detailed contoured plot plans, wet stamped and signed by Professional of record drawn to scale (1"=40') showing the location of all applicable detail as required in the DEH technical manual. If grading is proposed, applicant must show all pertinent detail on scaled precise grading plans wet stamped by the professional of record.

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

Parcel Map 37264 is proposing potable water service from EMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EMWD as well as all other applicable agencies. Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

### Fire

#### Fire. 1    0010-Fire-MAP-#50-BLUE DOT REFLECTORS

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

#### Fire. 2    0010-Fire-MAP\*-#15-POTENTIAL FIRE FLOW

The water mains shall be capable of providing required fire flow one hydrant 20 PSI residual operating pressure.



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 2

#### 0010-Planning-MAP - LOW PALEO (cont.)

adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; placed in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

#### Planning. 3

#### 0010-Planning-MAP - ORD 810 OPN SPACE FEE

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### Planning-All. 1

#### 0010-Planning-All-MAP - HOLD HARMLESS

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE PARCEL MAP NO. 37264 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 TENTATIVE PARCEL MAP NO. 37264, including, but not limited to decisions made in response to California Public Records Act requests; and

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

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

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

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

### Planning-CUL

#### Planning-CUL. 1

#### PDA06003 accepted

County Archaeological Report (PDA) No. 6003 submitted for this project (PM37264) was prepared by Applied Earthworks and is entitled: "Cultural Resource Assessment of 21.16 acres near the City of Perris, Riverside County California", dated October 2017".



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 3

#### Drainage (cont.)

In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

#### Transportation. 4

#### Standard Introduction

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

Plan: PM37264E02

Parcel: 323230044

50. Prior To Map Recordation

E Health

050 - E Health. 1                      DEH - ENVIRONMENTAL CONSTRAINT SHEET                      Not Satisfied

Include on notes on Environmental Constraint Sheet (ECS) the following verbiage: "The Water System provided for this land division is within the boundaries of an existing municipal water purveyor, and no new water municipal or private water purveyor is being created by the recordation of this map."

Fire

050 - Fire. 1                              0050-Fire-MAP-#43-ECS-CONSTRUCTION                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed per chapter 7A of the California Building Code.

050 - Fire. 2                              0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS                      Not Satisfied

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

050 - Fire. 3                              0050-Fire-MAP-#6-ECS WATER CERTIFICATION                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

050 - Fire. 4                              0050-Fire-MAP-#7-ECS-HAZ FIRE AREA                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.8, CFC and CBC.

Flood

050 - Flood. 1                              0050-Flood-MAP ELEV FINISHED FLOOR ON ECS                      Not Satisfied

A note shall be placed on the environmental constraint sheet (ECS) stating, "The finished floor of new buildings shall be constructed a minimum of 24 inches above the adjacent ground, measured at the upstream edge of the structure".

050 - Flood. 2                              0050-Flood-MAP SHOW FLOODPLAIN ECS                      Not Satisfied

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplain limits must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chain link fencing shall not be allowed".

050 - Flood. 3                              0050-Flood-MAP SUBMIT ECS & FINAL MAP                      Not Satisfied

Plan: PM37264E02

Parcel: 323230044

50. Prior To Map Recordation

Flood

- 050 - Flood. 3                      0050-Flood-MAP SUBMIT ECS & FINAL MAP (cont.)      Not Satisfied  
A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

Planning

- 050 - Planning. 1                      0050-Planning-MAP - ECS EXHIBIT                      Not Satisfied  
The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

- 050 - Planning. 2                      0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH      Not Satisfied  
The following Environmental Constraint Note shall be placed on the ECS:  
"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

- 050 - Planning. 3                      0050-Planning-MAP - ECS SHALL BE PREPARED              Not Satisfied  
The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

- 050 - Planning. 4                      0050-Planning-MAP - FEE BALANCE                      Not Satisfied  
Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

- 050 - Planning. 5                      0050-Planning-MAP - FINAL MAP PREPARER              Not Satisfied  
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

- 050 - Planning. 6                      0050-Planning-MAP - PREPARE A FINAL MAP              Not Satisfied  
After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

- 050 - Planning. 7                      0050-Planning-MAP\*- ECS AFFECTED LOTS              Not Satisfied  
In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:  
"ENVIRONMENTAL CONSTRAINT NOTE:  
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book \_\_\_\_, Page \_\_\_\_. [This affects [Lot] [Parcels] No(s). \_\_\_\_] [This affects all [Parcels] [Lots]]"

- 050 - Planning. 8                      0050-Planning-MAP\*- OFFER OF TRAILS                      Not Satisfied

Plan: PM37264E02

Parcel: 323230044

50. Prior To Map Recordation

Planning

050 - Planning. 8                      0050-Planning-MAP\*- OFFER OF TRAILS (cont.)                      Not Satisfied

An offer of dedication to the County of Riverside for a fourteen foot (14') wide community wide regional trail along Post Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 9                      0050-Planning-MAP\*- QUIMBY FEES (1)                      Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the

\_\_\_ Recreation and Parks District][County Service Area No. \_\_\_] which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 10                      0050-Planning-MAP\*- SURVEYOR CHECK LIST                      Not Satisfied

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. Lots on the FINAL MAP range in size from 3.15 to 7.59 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

050 - Planning. 11                      0050-Planning-MAP\*- TRAIL MAINTENANCE                      Not Satisfied

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

Planning-CUL

050 - Planning-CUL. 1                      0050-Environmental Constraints Sheet                      Not Satisfied

Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of all features associated with CA-RIV-12664/H.

Planning-EPD

050 - Planning-EPD. 1                      0050-EPD-MAP – ECS AND FINAL MAP                      Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the final exhibit for recordation.

Plan: PM37264E02

Parcel: 323230044

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1                      0050-EPD-MAP – ECS AND FINAL MAP (cont.)                      Not Satisfied

As identified in the HANS 2360 Western Riverside County MSHCP Compliance Document dated March 5, 2018, riverine habitat is present on the proposed project site. The Features 1, 2, and 3 identified in the report on page 20, Figure 10, shall be shown and clearly labeled on all project exhibits including final map and ECS to ensure avoidance of these habitats. Feature 4 was found to not be riverine/riparian area and does not need to be avoided. An ECS note will also be required at recordation to reflect these areas as restricted from development.

Survey

050 - Survey. 1                      Access Restriction                      Not Satisfied

Lot access shall be restricted on Santa Rosa Mine Road and Post Road and so noted on the final map, with the exception of one 30-foot access point on Post Road 330-foot south of the centerline of Santa Rosa Mine Road.

050 - Survey. 2                      Easement                      Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Transportation

050 - Transportation. 1                      Aggregate/32-foot Graded                      Not Satisfied

Lot "A" shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 40-foot full-width dedicated right-of-way as approved by the Transportation Department.

050 - Transportation. 2                      Corner Cut-Back                      Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 3                      Improvement Plans                      Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 4                      Intersection/50' Tangent                      Not Satisfied

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

050 - Transportation. 5                      Off-site Dedication                      Not Satisfied

A recorded 15-foot off-site dedication of right-of-way along Lot "A" (north of centerline) shall be dedicate by separate instrument prior to map recordation.

NOTE: Lot "A" shall be a 40-foot wide full-width local road, 25-foot south of centerline and

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5            Off-site Dedication (cont.)            Not Satisfied  
15-foot north of centerline.

050 - Transportation. 6            Street Name Sign            Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 7            Sufficient Right-of-Way            Not Satisfied

Sufficient right-of-way along Post Road shall be dedicated for public use to provide for a 50-foot half-width right-of-way per Standard No. 94, Ordinance 461.

Sufficient right-of- way along Lot "A" shall be dedicated for public use to provide for a 40-foot full-width right-of-way per Amended Exhibit No. 2 dated, 01/18/2018.

Note: A stop sign shall be installed at the intersection of Lot "A" and Post Road.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1            0060 BS Grade - MAP - If WQMP is Required            Not Satisfied

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

060 - BS-Grade. 2            0060 BS Grade - MAP -Easements/Permission            Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

In instances where the grading plan proposes drainage facilities on adjacent off-site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 3            0060-BS Grade - MAP - Improvement Securities            Not Satisfied

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

Fire

060 - Fire. 1            0060-Fire-MAP-#004 FUEL MODIFICATION            Not Satisfied

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope

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60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1                      0060-Fire-MAP-#004 FUEL MODIFICATION (cont.)                      Not Satisfied

and terrain.

- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

060 - Fire. 2                      Fire-MAP-#46-WATER PLANS                      Not Satisfied

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

Planning

060 - Planning. 1                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 2                      0060-Planning-MAP\*- COMMUNITY TRAIL ESMNT                      Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to Parcel No. 1 and 4 along Post Road and within the driveway area of the proposed access way on Post Road as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

060 - Planning. 3                      0060-Planning-MAP\*- SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 22.11 gross acres in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3                      0060-Planning-MAP\*- SKR FEE CONDITION (cont.)                      Not Satisfied  
subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-CUL

060 - Planning-CUL. 1                      0060-Cultural Resources Monitoring Program                      Not Satisfied

The applicant/developer shall provide evidence to the County of Riverside that a County certified archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. These measures shall include, but shall not be limited to, the following:

Archaeological Monitor- An adequate number of qualified monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Temporary Fencing - Temporary fencing shall be required for the protection of cultural site(s) CA-RIV-12664/H during any grading activities within one hundred feet (100'). Prior to commencement of grading or brushing, the project archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the site(s). Upon approval of



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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 DEFERRED ST IMP COAs (cont.) Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

Lot "A" shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 40-foot full-width dedicated right-of-way as approved by the Transportation Department.

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

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

060 - Transportation. 2 Submit Grading Plan Not Satisfied

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA 92051.

060 - Transportation. 3 Submit Plans Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website. <http://rcflood.org/npdes/>

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 0070-Artifact Disposition Not Satisfied

Artifact Disposition - In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), will be handled through one of the following methods.

1. A fully executed reburial agreement with the appropriate culturally affiliated Native American

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1                    0070-Artifact Disposition (cont.)                    Not Satisfied

tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.

2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

070 - Planning-CUL. 2                    0070-Phase IV Cultural Report                    Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                    0080 BS Grade - MAP - No Building Permit W/O Grading Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2                    0080 BS Grade - MAP - Rough Grade Approval                    Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      0080 BS Grade - MAP - Rough Grade Approval (cont.)    Not Satisfied

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1                      0080-E Health-USE OWTS DESIGN                      Not Satisfied

A set of three detailed grading and or site plans drawn to scale of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing. The leach field design should be consistent with the soil percolation reports from Am/Pac and Associates project number 17-13030 and 17-13031 for parcel one and two respectively, and signed by the engineer of record.

Fire

080 - Fire. 1                      0080-Fire-MAP - HFA REVIEW & APPROVAL                      Not Satisfied

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

Planning

080 - Planning. 1                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2                      0080-Planning-MAP\*- LOT LINE ADJUSTMENT                      Not Satisfied

The land divider/permit holder shall file an application for Lot Line Adjustment with the County Planning Department, for review and approval, in accordance with County Ordinance No. 460, Section 20.1. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. \_\_\_ and \_\_\_, as indicated on the TENTATIVE MAP. The proposed parcels shall comply with the development standards of the \_\_\_ (\_\_\_) zone. The land divider/permit holder shall provide proof of deed recordation to the Planning Department.

080 - Planning. 3                      0080-Planning-MAP\*- SCHOOL MITIGATION                      Not Satisfied

Impacts to the Perris and Perris Union High School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1                      DEFERRED ST IMP COAs                      Not Satisfied

DEFERRED FROM MAP RECORDATION

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 DEFERRED ST IMP COAs (cont.) Not Satisfied

Lot "A" shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 40-foot full-width dedicated right-of-way as approved by the Transportation Department.

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

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

080 - Transportation. 2 Submit Plans Not Satisfied

This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website.  
<http://rcflood.org/npdes/>

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090 BS Grade - MAP - Precise Grade Approval Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 0090-E Health-USE E.HEALTH CLEARANCE REQ Not Satisfied

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Parcel: 323230044

90. Prior to Building Final Inspection

E Health

090 - E Health. 1                      0090-E Health-USE E.HEALTH CLEARANCE REQ (cont)Not Satisfied  
Environmental Health Clearance prior to final inspection.

Planning

090 - Planning. 1                      0090-Planning-MAP\*- QUIMBY FEES (2)                      Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. paid certification shall be obtained from the [\_\_\_ Recreation and Park District][County of Riverside Economic Development Agency (EDA) for CSA No. \_\_\_].

090 - Planning. 2                      0090-Planning-MAP\*- SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 22.11 gross acres in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1                      WQMP Completion                      Not Satisfied

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

090 - Transportation. 2                      WRCOG TUMF                      Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
Planning Director

## Planning Director's Approval – Administrative Review

**Submittal Date:** 01/21/2026

**Project Planner:** Jason Martin

**Project/Case Number:** PM37073E02

**Project Name:** 2nd Ext. of Time

**District:** 5

**Applicant:** Richland Communities

**APN(s):** 307-070-003, -004, -005, 307-080-005, -006, -008, 307-090-001, -002, -004, -005, -006,

**Location:** 307-100-001, -003, -004, -005, 307-110-003, -007, -008, 307-220-001, 307-230-019, -020

**Request Type:** Extension of Time

**Other:**

**Associated State Law(s):** None

**Request Description:**

**Staff Recommended Action:** Recommend Approval

**Workflow-review**

**Principal Planner:** Candice Hughes

**Initials:** *CA*

**Administrative Services Analyst:** Monique Cornejo-Henish

**Initials:** *muhi*

**Planning Director's Decision:** Approved

**Signature:** *John Hildebrand*

**Decision Date:** *1/21/26*

**Print Name:** John Earle Hildebrand III, Planning Director

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
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Palm Desert, California 92211  
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**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**

Agenda Item No.:

**PROJECT INFORMATION**

<b>Case Number(s):</b>	PM37073E02	<b>Applicant(s):</b>	Richland Communities
<b>Area Plan:</b>	Lakeview/Nuevo	<b>c/o</b>	Samantha Kuhns
	Nuevo Area		
<b>Zoning Area/District:</b>	and Perris Reservoir District	<b>Representative(s):</b>	
<b>Supervisory District:</b>	Fifth District		
<b>Project Planner:</b>	Jason Martin	 John Earle Hildebrand III Planning Director	
	307-070-003, -004, -005, 307-080-005, -006, -008, 307-090-001, -002, -004, -005, -006, 307-100-001, -003, -004, -005, 307-110-003, 007, 008, 307-220-001, 307-230-019, -020		
<b>APNs:</b>			

**PROJECT DESCRIPTION AND LOCATION**

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 37073:** The applicant of the subject case has requested an extension of time to allow for the Schedule J subdivision of approximately 699 acres gross area into 16 parcels which range in size from 20.62 acres to 80.89 acres.

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

**PROJECT RECOMMENDATION**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37073**, extending the expiration date and reflecting AB1561 benefits to February 13, 2029, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP

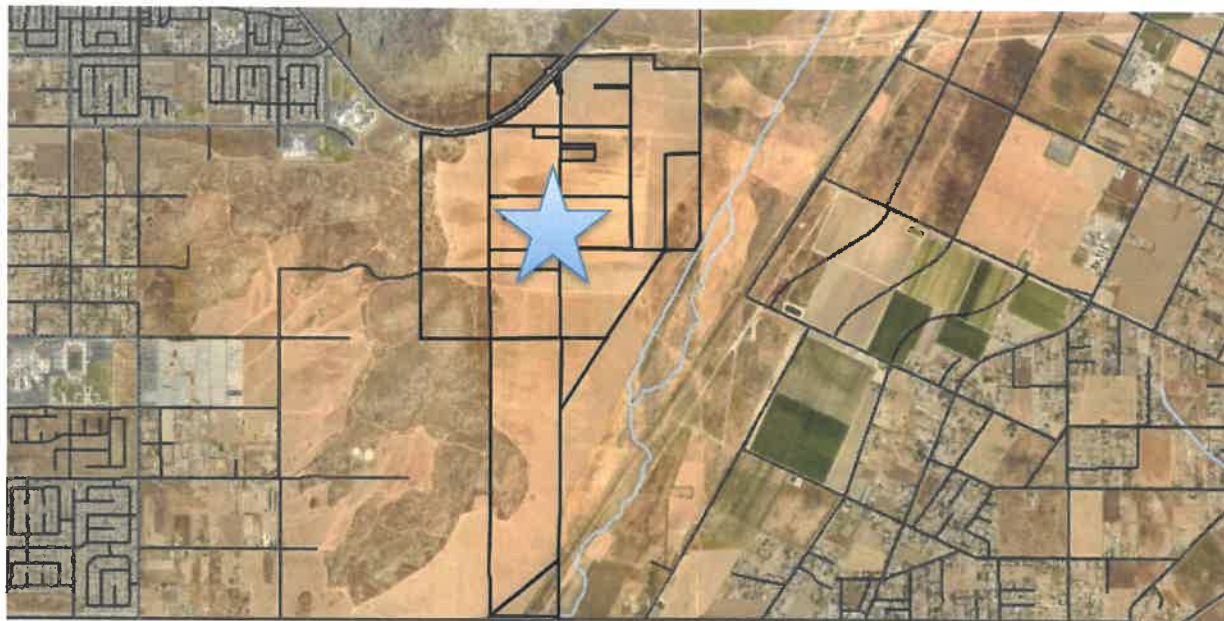


Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background**

Tentative Parcel Map No. 37073 was originally approved at the Director's Hearing on August 13, 2018, and the Riverside County Board of Supervisors received and filed the Director's decision on September 11, 2018.

The First Extension of Time was submitted on January 3, 2023, prior to the original expiration date of February 13, 2023. Following discussions between the applicant and the County regarding conditions of approval, a consensus was reached on February 13, 2023. The Planning Commission approved the First Extension on March 22, 2023.

The Second Extension of Time was submitted on November 25, 2025, prior to the expiration date of February 13, 2026. As the applicant has not yet completed the final filing actions necessary to satisfy the conditions associated with Tentative Parcel Map No. 37073, the extension is warranted to provide additional time for compliance with all applicable requirements.

The extension of time is approved on December 19, 2025, granting Tentative Parcel Map No. 37073 a new expiration date of February 13, 2029.

**Riverside County Map Extensions**

Pursuant to Ordinance No. 460, Section 8.4 (B), the Planning Director serves as the Advisory Agency for extension of time requests for Schedule J Maps and may grant extensions of time for final map recordation. Any such action shall be reported to the land divider and the Board of Supervisors. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map lifespan of 9-years.

The total number of years a map may be extended is 6 years. The 1<sup>st</sup> extension of time granted 3 years to the lifespan of the map. The 2<sup>nd</sup> extension of time is granting 3 years to the lifespan of the map. There will not be any further extensions available to extend the lifespan of this tentative map after this approval unless by Planning Director discretion and approval due to extraordinary circumstance.

**ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act (“CEQA”), and all impacts have been analyzed in order to protect public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

**FINDINGS**

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

*Extension of Time Findings*

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
  2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
  3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts associated with the approved Tentative Parcel Map remain adequately addressed to protect the public health, safety, and welfare.
-



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
**Planning Director**

December 23, 2025

TO:

Richland Communities

Jessica Toohey

[jtoohey@richlandcommunities.com](mailto:jtoohey@richlandcommunities.com)

CC:

Richland Communities

c/o Derek Barbour

[dbarbour@richlandcommunities.com](mailto:dbarbour@richlandcommunities.com)

**RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37073**

On December 23, 2025, the Riverside County Planning Department took the following action on the above-referenced project:

- APPROVED the SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37073, subject to all conditions of approval.
- DENIED the request for SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37073

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
John Hildebrand, Planning Director

*Jason Martin*

---

Jason Martin, Associate Planner

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P.O. Box 1409, Riverside, California 92502-1409  
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*"Planning Our Future... Preserving Our Past"*

# TENTATIVE PARCEL MAP No. 37073

**ENGINEER**  
ALBERT A. WEBB ASSOCIATES  
3788 McRAY STREET  
RIVERSIDE, CA 92506  
ATTN: JENNIFER GILLEN  
TEL: (951) 686-1070  
FAX: (951) 788-1256

**DEVELOPER**  
RICHLAND DEVELOPERS, INC.  
3161 MICHELSON DRIVE  
RYNIE, CA 92512  
ATTN: CRAIG CHRISTINA  
PH: (949) 363-4124

**OWNER**  
RANCH HAVEN, LLC &  
GOLDEN HILL COUNTRY, LLC  
3161 MICHELSON DRIVE  
RYNIE, CA 92512  
ATTN: CRAIG CHRISTINA  
PH: (949) 363-4124

**SOILS ENGINEER**  
LGC GEOTECHNICAL, INC.  
131 CALLE IGLESIA, SUITE 200  
SAN CLAYTON, CA 92672  
ATTN: DENNIS BORRATNEC  
TEL: (949) 369-6141

**TOPOGRAPHY SOURCE**  
INLAND AERIAL SURVEY, INC.  
DATED: JUNE 24, 2015

**LAND USE**

EXISTING LAND USE: VICINITY AGRICULTURAL  
PROPOSED LAND USE: PER SPECIFIC PLAN 239  
EXISTING ZONING: SP  
PROPOSED ZONING: PER SPECIFIC PLAN 239

**SCHOOL DISTRICTS**

MUMFORD SCHOOL DISTRICT  
PERRIS UNION HIGH SCHOOL DISTRICT

**UTILITIES**

WATER: EASTERN MUNICIPAL WATER DISTRICT  
SEWER: EASTERN MUNICIPAL WATER DISTRICT  
ELECTRIC: SOUTHERN CALIFORNIA Edison COMPANY  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
TELEPHONE: SBC  
TELEVISION: INDIVIDUAL RECEPTION/CABLE

**ASSESSOR'S PARCEL NO.**

307-070-003	307-070-004	307-070-005	307-080-006	307-080-007	307-080-008	307-080-009	307-080-010	307-080-011	307-080-012	307-080-013	307-080-014	307-080-015	307-080-016	307-080-017	307-080-018	307-080-019	307-080-020	307-080-021	307-080-022	307-080-023	307-080-024	307-080-025	307-080-026	307-080-027	307-080-028	307-080-029	307-080-030	307-080-031	307-080-032	307-080-033	307-080-034	307-080-035	307-080-036	307-080-037	307-080-038	307-080-039	307-080-040	307-080-041	307-080-042	307-080-043	307-080-044	307-080-045	307-080-046	307-080-047	307-080-048	307-080-049	307-080-050	307-080-051	307-080-052	307-080-053	307-080-054	307-080-055	307-080-056	307-080-057	307-080-058	307-080-059	307-080-060	307-080-061	307-080-062	307-080-063	307-080-064	307-080-065	307-080-066	307-080-067	307-080-068	307-080-069	307-080-070	307-080-071	307-080-072	307-080-073	307-080-074	307-080-075	307-080-076	307-080-077	307-080-078	307-080-079	307-080-080	307-080-081	307-080-082	307-080-083	307-080-084	307-080-085	307-080-086	307-080-087	307-080-088	307-080-089	307-080-090	307-080-091	307-080-092	307-080-093	307-080-094	307-080-095	307-080-096	307-080-097	307-080-098	307-080-099	307-080-100	307-080-101	307-080-102	307-080-103	307-080-104	307-080-105	307-080-106	307-080-107	307-080-108	307-080-109	307-080-110	307-080-111	307-080-112	307-080-113	307-080-114	307-080-115	307-080-116	307-080-117	307-080-118	307-080-119	307-080-120	307-080-121	307-080-122	307-080-123	307-080-124	307-080-125	307-080-126	307-080-127	307-080-128	307-080-129	307-080-130	307-080-131	307-080-132	307-080-133	307-080-134	307-080-135	307-080-136	307-080-137	307-080-138	307-080-139	307-080-140	307-080-141	307-080-142	307-080-143	307-080-144	307-080-145	307-080-146	307-080-147	307-080-148	307-080-149	307-080-150	307-080-151	307-080-152	307-080-153	307-080-154	307-080-155	307-080-156	307-080-157	307-080-158	307-080-159	307-080-160	307-080-161	307-080-162	307-080-163	307-080-164	307-080-165	307-080-166	307-080-167	307-080-168	307-080-169	307-080-170	307-080-171	307-080-172	307-080-173	307-080-174	307-080-175	307-080-176	307-080-177	307-080-178	307-080-179	307-080-180	307-080-181	307-080-182	307-080-183	307-080-184	307-080-185	307-080-186	307-080-187	307-080-188	307-080-189	307-080-190	307-080-191	307-080-192	307-080-193	307-080-194	307-080-195	307-080-196	307-080-197	307-080-198	307-080-199	307-080-200
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**ACREAGE**

694.63 AC. GROSS  
644.33 AC. NET

PARCEL NO.	GROSS AC.	NET AC.
1	43.17	38.83
2	47.07	41.05
3	30.65	28.89
4	24.91	21.89
5	56.81	55.16
6	78.85	76.85
7	29.62	17.53
8	70.70	62.80
9	46.04	46.04
10	69.88	75.89
11	28.43	28.16
12	26.89	24.64
13	41.48	37.84
14	28.18	25.20
15	35.80	32.83
16	33.50	32.58
17	17.20	17.20
18	26.63	26.63
19	2.30	2.30
20	1.82	1.82
21	0.96	0.96
22	1.15	1.15
23	0.64	0.64
TOTAL	694.63	644.33

**MSHCP CONSERVATION AREA ACREAGE**

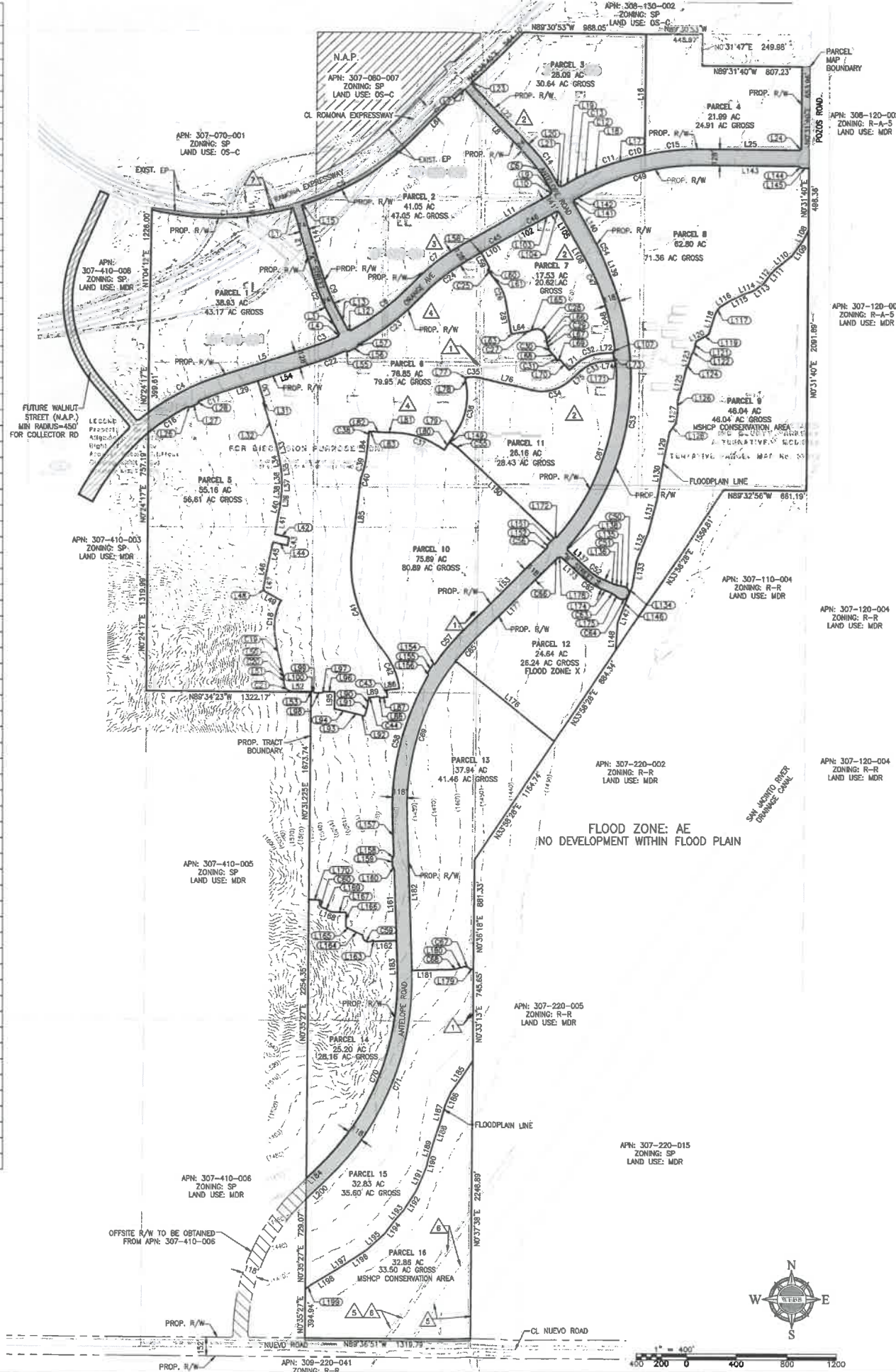
PARCEL 9 - 46.04 AC  
PARCEL 15 - 32.86 AC  
TOTAL - 78.90 AC

**EASEMENT NOTES**

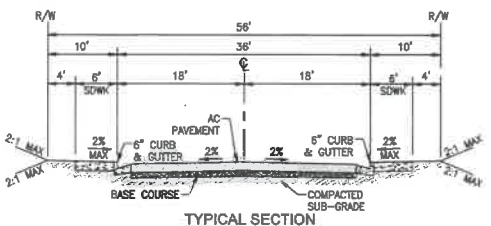
- 1. 20' WIDE EMDW EASEMENT RECORDED 10/24/1982
- 2. UNLOCATABLE INTEREST, EGRESS AND PUBLIC UTILITY EASEMENT RECORDED 06/04/1929 IN BOOK 814, PAGE 477 OF DEEDS
- 3. UNLOCATABLE INTEREST, EGRESS AND PUBLIC UTILITY EASEMENT RECORDED 03/31/1930 IN BOOK 845, PAGE 549 OF DEEDS
- 4. UNLOCATABLE INTEREST, EGRESS AND PUBLIC UTILITY EASEMENT RECORDED 05/27/1929 IN BOOK 816, PAGE 12 OF DEEDS
- 5. DRAINAGE EASEMENT RECORDED 8/28/1945 IN BOOK 895, PAGE 284, O.R.
- 6. STORM DRAIN EASEMENT RECORDED 12/05/1918 IN BOOK 465, PAGE 44 OF DEEDS
- 7. 10' WIDE EMDW EASEMENT RECORDED 11/10/1967

**NOT FOR DEVELOPMENT PURPOSES - SUBJECT TO SUBSEQUENT DISCRETIONAL APPROVALS**

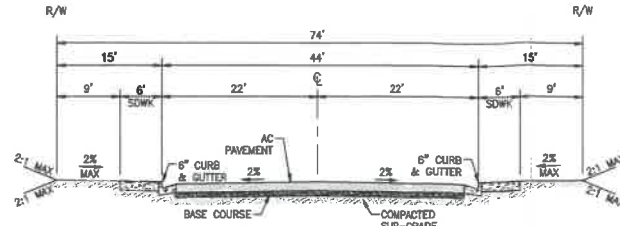
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	1126.81	2210.00	29°12'48"	575.93
C2	362.02	2037.00	10°10'58"	181.49
C3	254.33	1936.00	7°31'37"	127.35
C4	645.18	1964.00	18°49'19"	325.52
C5	974.26	2210.00	25°15'30"	495.18
C6	262.85	1063.00	14°10'03"	132.10
C7	675.84	2464.00	15°42'55"	340.05
C8	554.19	1938.00	16°24'05"	278.00
C9	348.67	1963.00	10°10'58"	174.90
C10	143.12	2064.00	3°58'22"	71.59
C11	101.83	1021.00	5°43'12"	51.01
C12	106.63	1021.00	5°59'01"	53.36
C13	58.56	2077.00	1°33'37"	28.28
C14	281.15	1137.00	14°10'03"	141.29
C15	450.74	2084.00	12°30'45"	226.27
C16	375.66	1836.00	11°43'24"	188.49
C17	218.52	1836.00	6°49'10"	109.39
C18	273.70	428.00	36°38'22"	141.71
C19	299.14	2516.00	6°48'25"	149.75
C20	17.97	100.00	10°17'48"	9.01
C21	98.33	66.00	85°21'30"	60.86
C22	275.74	2084.00	7°39'16"	138.08
C23	585.43	2084.00	16°31'44"	299.80
C24	640.73	2336.00	15°42'55"	322.39
C25	26.37	66.00	22°53'38"	13.36
C26	162.12	333.00	27°53'40"	82.70
C27	17.71	100.00	10°08'58"	8.88
C28	134.19	76.00	101°09'43"	92.46
C29	17.71	100.00	10°08'58"	8.88
C30	40.73	100.00	23°20'19"	20.65
C31	28.06	49.00	32°48'56"	14.43
C32	214.52	338.00	36°21'54"	111.01
C33	172.84	272.00	36°21'54"	88.34
C34	318.40	333.00	54°46'58"	172.55
C35	106.61	267.00	22°52'36"	54.02
C36	384.75	533.00	42°28'05"	208.92
C37	442.10	783.00	33°11'55"	227.45
C38	44.86	778.00	3°18'12"	22.43
C39	140.72	628.00	12°50'19"	70.66
C40	83.36	372.00	12°50'19"	41.85
C41	863.02	1072.00	46°07'35"	456.43
C42	355.10	628.00	32°23'53"	182.44
C43	57.22	528.00	6°12'34"	28.64
C44	14.79	333.00	2°32'39"	7.38
C45	37.41	979.00	2°11'23"	18.71
C46	39.02	1021.00	2°11'23"	19.51
C47	105.77	979.00	6°11'24"	52.93
C48	541.82	1942.21	15°59'01"	272.68
C49	1005.21	1836.00	29°44'57"	514.21
C50	95.55	53.00	103°17'40"	66.98
C51	26.68	115.00	13°17'40"	13.40
C52	143.59	413.00	19°55'14"	72.53
C53	2271.15	2059.00	63°11'57"	1266.69
C54	131.42	1021.00	7°22'29"	65.80
C55	108.24	837.00	7°24'34"	54.19
C56	30.74	1941.00	0°54'26"	15.37
C57	405.42	2059.00	11°16'54"	203.37
C58	1181.08	2059.00	32°51'57"	607.28
C59	118.50	48.00	141°26'52"	137.25
C60	104.82	48.00	125°14'02"	92.67
C61	1512.24	1941.00	44°38'22"	796.84
C62	169.32	487.00	19°58'14"	85.52
C63	26.68	115.00	13°17'40"	13.40
C64	95.55	53.00	103°17'39"	66.98
C65	275.89	1941.00	8°08'38"	136.18
C66	36.90	2059.00	1°01'36"	18.45
C67	60.55	50.00	69°23'24"	34.62
C68	28.38	100.00	16°15'37"	14.28
C69	1326.44	1941.00	39°09'18"	690.30
C70	1758.09	2141.00	47°02'55"	932.02
C71	1861.92	2259.00	47°13'24"	987.50



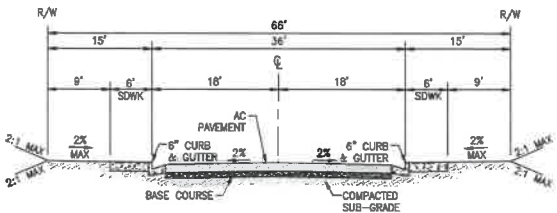
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L1	20.00	N76° 12' 47"E	L51	46.00	N04° 12' 53"W	L101	132.03	N62° 46' 47"E	L151	74.00	N42° 55' 46"E
L2	547.69	N16° 39' 07"W	L52	149.88	N89° 34' 23"W	L102	302.03	N62° 58' 10"E	L152	24.75	N08° 29' 56"E
L3	168.66	N26° 50' 05"W	L53	4.67	N00° 25' 37"E	L103	180.89	N80° 46' 47"E	L153	864.01	N45° 31' 54"E
L4	24.75	N28° 44' 10"E	L54	463.88	N72° 23' 30"E	L104	19.80	N74° 13' 13"W	L154	24.10	N68° 10' 52"E
L5	740.69	N72° 23' 30"E	L55	24.10	N81° 19' 46"W	L105	289.86	N29° 13' 13"W	L155	74.00	N32° 40' 28"E
L6	603.31	N46° 36' 45"E	L56	74.00	N63° 06' 55"E	L106	252.24	N28° 58' 44"W	L156	24.10	N02° 49' 53"W
L7	20.02	N49° 28' 29"E	L57	24.10	N77° 38' 35"E	L107	28.17	N24° 49' 51"E	L157	324.77	N01° 46' 01"W
L8	737.28	N43° 23' 15"W	L58	6.87	N60° 46' 47"E	L108	101.12	N28° 25' 14"E	L158	28.85	N27° 28' 55"E
L9	84.15	N29° 13' 13"W	L59	138.84	N29° 13' 13"W	L109	143.87	N36° 20' 51"E	L159	55.57	N01° 46' 01"W
L10	24.41	N25° 47' 16"E	L60	29.57	N29° 58' 28"E	L110	177.57	N52° 00' 05"E	L160	29.03	N30° 35' 57"W
L11	719.90	N80° 46' 47"E	L61	104.67	N37° 19' 16"W	L111	58.06	N43° 14' 11"E	L161	581.00	N01° 46' 01"W
L12	24.75	N82° 24' 20"W	L62	255.34	N09° 25' 36"W	L112	80.13	N35° 16' 44"E	L162	181.00	N88° 13' 59"E
L13	168.66	N26° 50' 05"W	L63	19.80	N54° 25' 36"W	L113	97.09	N54° 09' 44"E	L163	11.98	N43° 35' 48"W
L14	547.69	N16° 39' 07"W	L64	114.19	N80° 34' 24"E	L114	86.49	N69° 16' 28"E	L164	113.00	N64° 10' 13"W
L15	20.00	N70° 28' 56"E	L65	41.12	N70° 25' 26"E	L115	106.60	N84° 29' 10"E	L165	58.57	N02° 49' 53"W
L16	985.82	N00° 33' 23"E	L66	41.12	N08° 24' 51"W	L116	101.99	N59° 02' 10"E	L166	115.97	N00° 35' 2



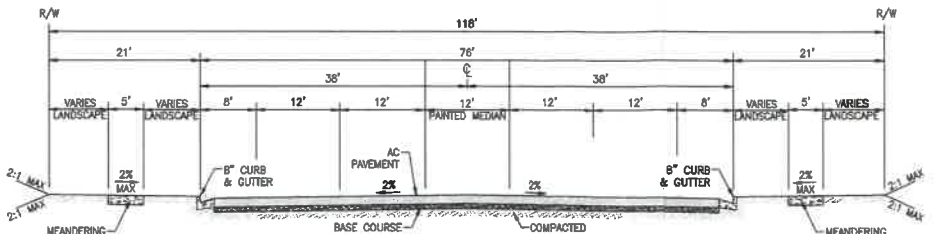
**TYPICAL SECTION**  
LOCAL STREET  
MODIFIED STD. NO. 105  
"AD" STREET, "AC" STREET, "AH" STREET, "AJ" STREET, "AK" STREET,  
"AL" STREET, "AM" STREET, "AN" STREET, "AO" STREET, "AP" STREET, & "AQ" STREET  
T.I. = 5.5  
NTS



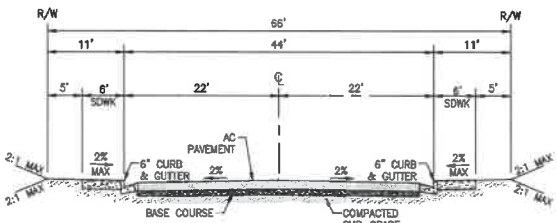
**TYPICAL SECTION**  
COLLECTOR STREET  
MODIFIED STD. NO. 103  
"A" STREET, & "C" STREET (STA 12+02.02 TO STA 30+00.00)  
ANTELOPE ROAD (RAMONA EXPRESSWAY TO ORANGE AVENUE)  
T.I. = 7.0  
NTS



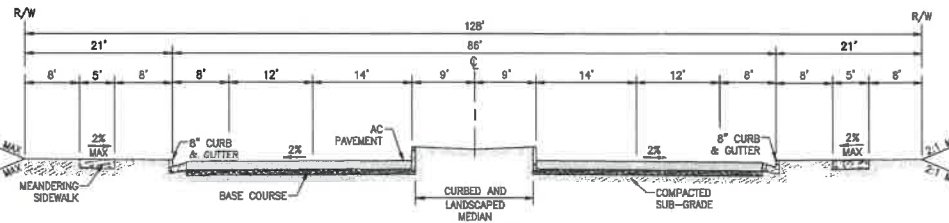
**TYPICAL SECTION**  
ENHANCED LOCAL STREET - PEDESTRIAN  
MODIFIED STD. NO. 104  
"AK" STREET, & "AL" STREET,  
"C" STREET (STA 10+00.00 TO STA 12+02.02)  
T.I. = 7.0  
NTS



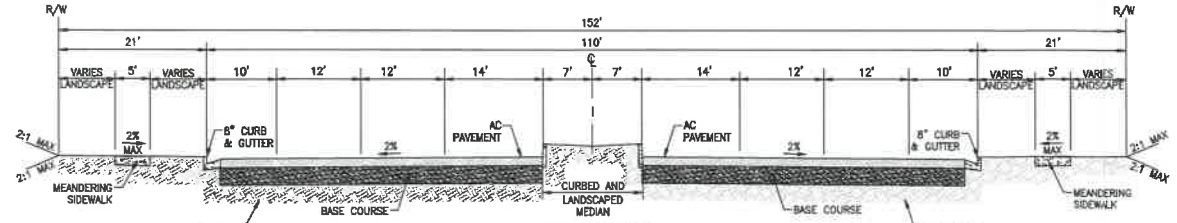
**TYPICAL SECTION**  
MAJOR HIGHWAY  
MODIFIED STD. NO. 93  
ANTELOPE ROAD  
T.I. = 9.0  
NTS



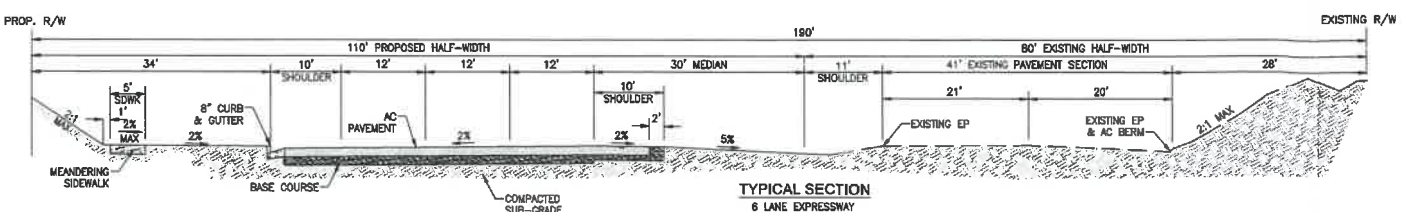
**TYPICAL SECTION**  
ENHANCED LOCAL STREET - ADJACENT TO SCHOOL  
MODIFIED STD. NO. 104  
"CA" STREET,  
"CB" STREET, "CH" STREET, & "CG" STREET  
T.I. = 7.0  
NTS



**TYPICAL SECTION**  
ARTERIAL HIGHWAY  
STD. NO. 92  
ORANGE STREET, POZOS ROAD  
T.I. = 9.5  
NTS



**TYPICAL SECTION**  
URBAN ARTERIAL HIGHWAY  
STD. NO. 91  
NUERO ROAD  
T.I. = 10.0  
NTS



**TYPICAL SECTION**  
6 LANE EXPRESSWAY  
MODIFIED STD. NO. 82  
RAMONA EXPRESSWAY  
T.I. = 11.0  
NTS

**LEGAL DESCRIPTION**

PARCEL 1: (307-080-008)  
ALL OF THE NORTH HALF OF LOT 3 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED IN SAN JACINTO ROAD.

PARCEL 2: (307-080-005; 006)  
LOTS 1 THROUGH 40, INCLUSIVE, IN BLOCK "E" OF FAIRVIEW FARMS CITRUS NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 36 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THOSE PORTIONS OF RIDER STREET PICO AVENUE, PALOMAR ROAD AND WALNUT AVENUE, WHICH WOULD PASS BY CONVEYANCE WITH THE ABOVE PROPERTY.

PARCEL 3: (307-090-001; 002)  
LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "A", LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "B" OF FAIRVIEW FARMS CITRUS NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THOSE PORTIONS OF WALNUT AVENUE, PLACENTIA AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD AND PICO AVENUE THAT WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY.

PARCEL 4: (307-090-004; 005; 006)  
LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "B" OF FAIRVIEW FARMS CITRUS NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THOSE PORTIONS OF WALNUT AVENUE, PLACENTIA AVENUE, PICO AVENUE AND PALOMAR ROAD, WHICH WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY.

PARCEL 5: (307-100-001; 004)  
LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "C" AND LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "D" OF FAIRVIEW FARMS CITRUS NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THOSE PORTIONS OF PLACENTIA AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD, PICO AVENUE AND WATER AVENUE, WHICH WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN LOT 6 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 6: (307-100-003)  
LOTS 1 TO 30, INCLUSIVE, IN BLOCK "G" OF FAIRVIEW FARMS CITRUS NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THOSE PORTIONS OF PLACENTIA AVENUE, PICO AVENUE AND PALOMAR ROAD, WHICH WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY.

PARCEL 7: (307-110-003; 007)  
ALL THAT PORTION OF LOT 1 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 871.2 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH AND 871.2 FEET WESTERLY FROM THE EASTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 250 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 250 FEET SOUTHERLY FROM THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 871.2 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID LOT 1; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, 250 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED IN 100 FOOT WIDE RAILWAY RIGHT OF WAY.

PARCEL 8: (307-230-019; 020)  
ALL THAT PORTION OF LOT 6 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, INCLUDED WITHIN THE FOLLOWING DESCRIBED PROPERTY:  
LOTS 1 AND 4 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT, IN SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE FORMER ATCHISON, TOPEKA AND SANTA FE RAILWAY RIGHT OF WAY RUNNING THROUGH SAID LOTS 3 AND 4; AND INCLUDING THE RAILWAY RIGHT OF WAY IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEING THE FORMER ATCHISON, TOPEKA AND SANTA FE RAILWAY OF WA.

PARCEL 9A: (307-070-004)  
ALL THAT PORTION OF LOT 6 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, INCLUDED WITHIN THE FOLLOWING DESCRIBED PROPERTY:  
ALL OF LOTS 4 AND 5, AND THE SOUTH 1/2 OF LOT 6 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THOSE PORTIONS OF WALNUT AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD, PICO AVENUE, PLACENTIA AVENUE AND WATER AVENUE, WHICH WOULD PASS BY CONVEYANCE WITH THE ABOVE PROPERTY.

PARCEL 9B: (307-070-003; 005)  
ALL OF LOTS 4 AND 5 AND THE SOUTH 1/2 OF LOT 6 OF PERRIS VALLEY LAND AND WATER COMPANY TRACT IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THOSE PORTIONS OF WALNUT AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD, PICO AVENUE AND WATER AVENUE, WHICH WOULD PASS BY CONVEYANCE WITH THE ABOVE PROPERTY.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED SEPTEMBER 4, 1989 AS INSTRUMENT NO. 90149 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN LOTS 6 AND 7 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 10: (307-100-005)  
ALL THAT PORTION OF LOT 6 OF TRACT 7233-R AS SHOWN BY MAP ON FILE IN BOOK 84 PAGES 49 THROUGH 56, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, INCLUDED WITHIN THE FOLLOWING DESCRIBED PROPERTY:  
LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "C", AND LOTS 1 THROUGH 60, INCLUSIVE, IN BLOCK "D" OF FAIRVIEW FARMS CITRUS NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THOSE PORTIONS OF PLACENTIA AVENUE, ANTELOPE ROAD, FAIRVIEW ROAD, PICO AVENUE AND WATER AVENUE, WHICH WOULD PASS BY CONVEYANCE OF THE ABOVE PROPERTY.

EXCEPTING THEREFROM LOT 52 OF SAID BLOCK "C".

PARCEL 10: (307-110-008 AND 307-220-001)  
THAT PORTION OF LOT 5 IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, IN THE RANCHO SAN JACINTO NUEVO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF PARTITION OF THE RANCHO SAN JACINTO ON FILE IN BOOK 2 PAGE(S) 93 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

LYING WEST OF THAT PORTION OF SOUTHWEST LINE, AND THE SOUTHWESTERLY PROLONGATION THEREOF, OF LOT 6 OF TRACT 7223-R, AS SHOWN BY MAP ON FILE IN BOOK 84 PAGE(S) 49 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SHOWN AS BEING THE NORTH-WESTERLY LINE OF DRAINAGE DISTRICT NO. 2.

TOGETHER WITH THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING OUTSIDE OF THE DRAINAGE DISTRICT.

**NOT FOR DEVELOPMENT PURPOSES - SUBJECT TO SUBSEQUENT DISCRETIONAL APPROVALS**

REVISIONS	DATE	BY

**STONERIDGE**  
**TENTATIVE**  
**PARCEL MAP 37073**  
SCHEDULE "T"  
SEC 14, 23, T48, R3W

SCALE: 1"=400'  
DATE: 5/3/2017  
DESIGNED: CMC  
CHECKED: JRG  
PLN. OR. REF: -  
F.S.:

W.C. 15-0195  
SHEET 2 OF 2 SHEETS  
DWC. NO. -

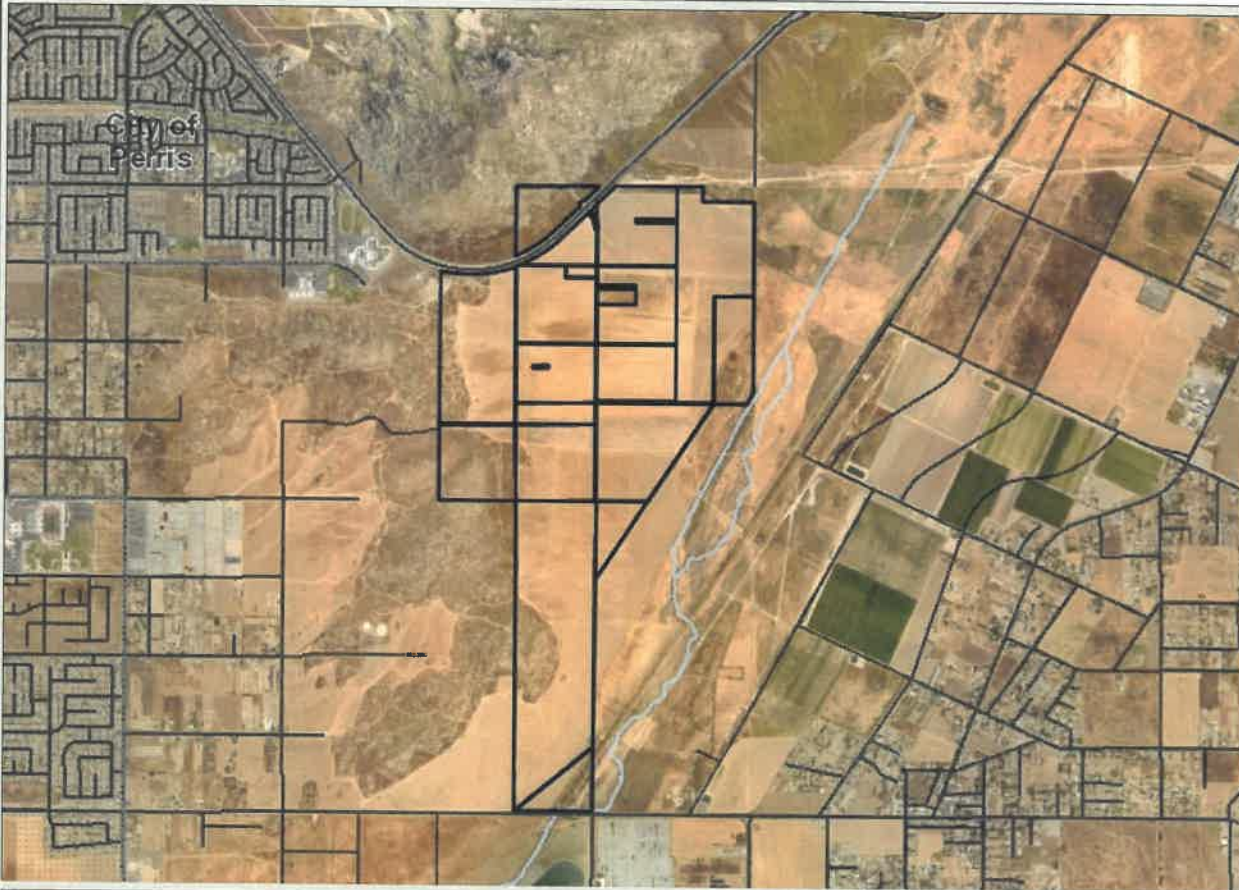
ENGINEERING CONSULTANTS  
3708 LUCYAN STREET  
RIVERSIDE, CA 92506  
PH. (951) 686-1070  
FAX (951) 788-1256

**WEBB**  
ASSOCIATES

**ADMINISTRATIVE**  
12/23/2025  
**APPROVAL**  
County of Riverside Planning Department

# SECOND EOT for PM37073

## Vicinity Map



### Legend

- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas

**ADMINISTRATIVE**  
**12/23/2025**  
**APPROVAL**  
County of Riverside Planning  
Department



**\*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.

0 3,009 6,019 FEET

REPORT PRINTED ON... 12/16/2025 12:03:56 PM

© Riverside County GIS

### Notes

# Extension of Time Environmental Determination

**ADMINISTRATIVE**  
**12/23/2025**  
**APPROVAL**  
County of Riverside Planning  
Department

Project Case Number: PM37073  
 Original E.A. Number: EIR No.165 for Specific Plan No.239  
 Extension of Time No.: 2nd EOT  
 Original Approval Date: September 11, 2018  
 Project Location: north of Nuevo Road, south of Ramona Expressway, east of Foothill Avenue, and west of San Jacinto River and is within the Stoneridge Specific Plan No. 239.  
 Project Description: Schedule J — subdivision of approximately 699 acres gross area into 16 parcels which range in size from 20.62 acres to 80.89 acres.

On September 11, 2018, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.</b>
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.</b>

Signature: \_\_\_\_\_  
 Jason Martin, Associate Planner

Date: \_\_\_\_\_  
 For Sarah Moore, Assistant TLMA Director



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

Rania Odenbaugh, MBA., MPM.  
TLMA Agency Director



12/23/25, 11:07 am

**PM 37073E02**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PM 37073E02. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Project Description & Operational Limits**

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

**Advisory Notification. 2            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED TENTATIVE PARCEL MAP NO. 37073 dated December 13, 2017

**Advisory Notification. 3            AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act
    - Native American Cultural Resources, and Human Remains (Inadvertent Find)
    - School District Impact Compliance
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 655 (Regulating Light Pollution)

**ADMINISTRATIVE**  
**12/23/2025**  
**APPROVAL**  
County of Riverside Planning  
Department

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)
  
- 4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### BS-Grade

#### **BS-Grade. 1                                    0010-BS-Grade-MAP - DISTURBS NEED G/PMT**

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

#### **BS-Grade. 2                                    0010-BS-Grade-MAP - GENERAL INTRODUCTION**

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

#### **BS-Grade. 3                                    0010-BS-Grade-MAP - OBEY ALL GDG REGS**

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

### BS-Plan Check

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

##### PERMIT ISSUANCE:

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

Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

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

The applicant shall obtain an approved final building inspection and certificate of occupancy from the















Plan: PM 37073E02

Parcel: 307080005



50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050 - E Health - EOT 1 - REQ E HEALTH DOCUMENT Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

050 - E Health. 2                      0050-E Health-MAP - PHASE I ESA REQUIRED                      Not Satisfied

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

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

050 - E Health. 3                      0050-E Health-MAP - WATER & SEWER SERVICE                      Not Satisfied

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

Fire

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

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

Flood

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

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

**NOTICE OF DRAINAGE FEES**

Notice is hereby given that this property is located in the San Jacinto River and Perris Valley Area Drainage Plans which were adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or

Plan: PM 37073E02

Parcel: 307080005

50. Prior To Map Recordation

Flood

050 - Flood. 1                      0050-Flood-MAP ADP FEES (cont.)                      Not Satisfied  
building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 2                      0050-Flood-MAP SHOW FLOODPLAIN ECS                      Not Satisfied  
The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

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

050 - Flood. 3                      0050-Flood-MAP SUBMIT ECS & FINAL MAP                      Not Satisfied  
A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

Planning

050 - Planning. 1                      0050-Planning-MAP - AG/DAIRY NOTIFICATION                      Not Satisfied  
The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

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

050 - Planning. 2                      0050-Planning-MAP - ECS EXHIBIT                      Not Satisfied  
The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

050 - Planning. 3                      0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH                      Not Satisfied  
The following Environmental Constraint Note shall be placed on the ECS:  
"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 4                      0050-Planning-MAP - ECS SHALL BE PREPARED                      Not Satisfied  
The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

Plan: PM 37073E02

Parcel: 307080005

50. Prior To Map Recordation

Planning

050 - Planning. 4                      0050-Planning-MAP - ECS SHALL BE PREPARED (contNot Satisfied

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

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

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

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

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

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

"ENVIRONMENTAL CONSTRAINT NOTE:

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

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

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

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

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

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

B. All lots on the FINAL MAP have a minimum lot size of 20 gross acres

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Specific Plan zone, and with the Riverside County General Plan.

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

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

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

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

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50. Prior To Map Recordation

Planning

050 - Planning. 10                      0050-Planning-MAP\*- TRAIL MAINTENANCE (cont.)                      Not Satisfied  
    maintenance district.

Planning-EPD

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

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

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

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

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50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 2                      0050-Planning-EPD-EPD-PERMANENT FENCE PLAN (Not Satisfied  
MSHCP Conservation Areas.

Survey

050 - Survey. 1                              0050-Survey-MAP - ACCESS RESTRICTION                      Not Satisfied

Lot access shall be restricted on Ramona Expressway and Nuevo Road and so noted on the final map.

050 - Survey. 2                              0050-Survey-MAP - EASEMENT                                      Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Transportation

050 - Transportation. 1                      0050 - Transportation- EOT 1 - FINAL ACCESS AND MANot Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

050 - Transportation. 2                      0050-Transportation-MAP - ACCESS RD TO PUBLIC RDNNot Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for access road to a publicly maintained road, and shall be at a grade and alignment as approved by the Transportation Department.

Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant will be required to provide the appropriate environmental clearances prior to recordation or the signature of the final map or any phase thereof. The applicant shall provide a centerline study profile as approved by the Transportation Department.

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

050 - Transportation. 3                      0050-Transportation-MAP - CENTERLINE STUDY PROFNNot Satisfied

Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 4            0050-Transportation-MAP - CORNER CUT-BACK I            Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 5            0050-Transportation-MAP - FINANCE CONVEYANCE S            Not Satisfied

Each sheet of the subdivision map shall clearly provide the following:

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

050 - Transportation. 6            0050-Transportation-MAP - INTERSECTION/50' TANGEN            Not Satisfied

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

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

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

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

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

050 - Transportation. 8            0050-Transportation-MAP - R-O-W DEDICATED 1/SUR            Not Satisfied

Sufficient public street right-of-way along Nuevo Road shall be dedicated for public use to provide for a 76 foot half-width right-of-way per Standard No. 91, Ordinance 461.

Sufficient public street right-of-way along Antelope Road shall be dedicated for public use to provide for a 118 foot full-width right-of-way per Standard No. 93, Ordinance 461.

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

050 - Transportation. 9            0050-Transportation-MAP - R-O-W DEDICATED            Not Satisfied

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

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

Note:

Street "A" and Antelope Road (between Orange Avenue and Ramona Expressway) shall be a

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9            0050-Transportation-MAP - R-O-W DEDICATED (cont.) Not Satisfied  
public dedication. Please refer to note No. 20, Amended Exhibit No. 2, dated 10/12/2017.

050 - Transportation. 10            0050-Transportation-MAP-MID CNTY PKWY ROW DED Not Satisfied

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

The following shall be added as a note on the final map or its Environmental Constraint Sheet: "UPON THE COMPLETION OF MID-COUNTY PARKWAY IMPROVEMENT, WITHIN THE MAP LIMIT, ANTELOPE ROAD AND "A" STREET (BETWEEN ORANGE AVENUE AND RAMONA EXPRESSWAY) SHALL BE VACATED."

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

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1            0060 - BS-Grade- EOT 1 - REQ BMP SWPPP WQMP    Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060 - BS-Grade- EOT 1 - REQ BMP SWPPP WQMP (c)Not Satisfied  
(This Extension of Time condition may be considered "Met" if it duplicates another similar  
condition issued by this department)

060 - BS-Grade. 2                      0060-BS-Grade-MAP-NO PRECISE GRDG PERMIT      Not Satisfied

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

E Health

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

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

Flood

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

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

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

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

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

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

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

Planning

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

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060-Planning-MAP - GRADING PLAN REVIEW (cont.) Not Satisfied  
Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 2                      0060-Planning-MAP - HILLSIDE DEV. STANDARDS      Not Satisfied  
The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 3                      0060-Planning-MAP - PALEO PRIMP/MONITOR              Not Satisfied  
This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

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60. Prior To Grading Permit Issuance

Planning

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

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

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

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 4                      0060-Planning-MAP - SECTION 1601/1603 PERMIT                      Not Satisfied

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

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

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5                      0060-Planning-MAP - SECTION 404 PERMIT (cont.)                      Not Satisfied  
County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

Planning-EPD

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

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

1. Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will occur only in the boundaries of the development. Fuel modification zones will not encroach into the Western Riverside County Multiple Species Habit Conservation Plan (MSHCP) Conservation Area.

2. Night lighting shall be directed away from the MSHCP Conservation Area. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area does not increase.

3. All landscaping shall conform to the MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64.

4. Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

5. Noise levels shall not exceed residential noise standards.

6. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions.

7. New roads or trails shall not extend into the MSHCP Conservation Area.

8. Fencing, which restricts the movement of wildlife, shall not be allowed in the Conservation/Open Space Areas. Prohibited fencing includes, but is not limited to, chainlink, barbed wire, and solid wood.

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

Pursuant to Objective 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the County Biologist. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided. However, when the Burrowing Owl is present, active relocation outside of the nesting season (March 1 through August 15) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

060 - Planning-EPD. 3                      Gnatcatcher Survey                      Not Satisfied

Pursuant to Condition No. 5.b. of Federal Fish and Wildlife Permit TE-088609-0 issued in connection with the Western Riverside County Multiple Species Habitat Conservation Plan, no grading permit may be issued between March 1 and August 15 of any given year unless the

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3	Gnatcatcher Survey (cont.)	Not Satisfied
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applicant for said grading permit provides written documentation to the County Biologist indicating that a focused survey of the project site has been conducted by a permitted biologist and confirms that habitat occupied by the California Gnatcatcher does not exist on said site.

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

Transportation

060 - Transportation. 1	0060 - Transportation- EOT 1 - FINAL WQMP FOR GRAN	Not Satisfied
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This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494. Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

BS-Grade

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

Flood

080 - Flood. 1	0080-Flood-MAP ADP FEES	Not Satisfied
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Parcel Map 37073 is located within the limits of the San Jacinto River and Perris Valley Area Drainage Plans (ADPs) for which drainage fees have been adopted.

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

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 2                      0080-Flood-MAP NO BP FOR PARCELS 9 & 16                      Not Satisfied

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

Planning

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

Impacts to the Nuvew Union School District and Perris Union High School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1                      0080 - Transportation- EOT 1 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090 - BS-Grade- EOT 1 - WQMP REQUIRED                      Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Plan: PM 37073E02

Parcel: 307080005

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2                      0090-BS-Grade-MAP - NO PRECISE GRD APRVL                      Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Planning

090 - Planning. 1                      0090-Planning-MAP\*- QUIMBY FEES (2)                      Not Satisfied

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

Transportation

090 - Transportation. 1                      0090 - Transportation- EOT 1 - WQMP COMP AND BNSNot Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

**From:** [Samantha Kuhns](#)  
**To:** [Ma, Yuying](#)  
**Subject:** RE: PM37073E01 - Recommended Conditions  
**Date:** Monday, February 13, 2023 1:14:16 PM  
**Attachments:** [image001.png](#)  
[7 NEW EOT COAs.pdf](#)  
[PM37073E01 EXHIBIT D - CONDITIONS OF APPROVAL.pdf](#)

---

Hi Yuying,

Understood.

This email shall serve as notice that Richland APPROVES the attached conditions for Parcel Map 37073.

Please let me know if there is anything else you need from me to final the extension.

Thank you,

**Samantha Kuhns**  
Project Manager



3161 Michelson Drive, Suite 425  
Irvine, CA 92612  
Direct: (949) 383-4126  
Fax: (949) 261-7016  
Email: [skuhns@richlandcommunities.com](mailto:skuhns@richlandcommunities.com)



**From:** Ma, Yuying <YMa@Rivco.org>  
**Sent:** Wednesday, February 8, 2023 10:42 AM  
**To:** Samantha Kuhns <skuhns@richlandcommunities.com>  
**Subject:** RE: PM37073E01 - Recommended Conditions

Good morning Samantha,

I am sorry about the disconnection, I thought that I have sent response but it did not go through.

Since the new 7 COA is about documentation will be required by the other department, if you would like to work with TLMA Departments, I can provide their contact so you can work with the department directly.

Are there any outstanding COA you have concerns on? Or the questions for all 7 new COAs?

Kindest Regards,

*Yuying Ma, AICP*  
Urban Regional Planner II

TLMA – Planning Department | County of Riverside  
4080 Lemon St – 12<sup>th</sup> floor  
Riverside, CA 92501  
Phone: (951)955-6646  
Email: [YMa@Rivco.org](mailto:YMa@Rivco.org)  
*Click the link to complete our survey - [How are we doing?](#)*



**ADMINISTRATIVE**  
**12/23/2025**  
**APPROVAL**  
County of Riverside Planning  
Department

**From:** Samantha Kuhns <[skuhns@richlandcommunities.com](mailto:skuhns@richlandcommunities.com)>  
**Sent:** Wednesday, February 8, 2023 10:16 AM  
**To:** Ma, Yuying <[YMa@Rivco.org](mailto:YMa@Rivco.org)>  
**Subject:** RE: PM37073E01 - Recommended Conditions

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Yuying,

I am following up on the below. Can you please advise? I know we only have a 30-day window to approve...

Thank you!

**Samantha Kuhns**  
Project Manager



3161 Michelson Drive, Suite 425  
Irvine, CA 92612  
Direct: (949) 383-4126  
Fax: (949) 261-7016  
Email: [skuhns@richlandcommunities.com](mailto:skuhns@richlandcommunities.com)

**From:** Samantha Kuhns  
**Sent:** Tuesday, January 31, 2023 11:34 AM  
**To:** Ma, Yuying <[YMa@Rivco.org](mailto:YMa@Rivco.org)>  
**Subject:** RE: PM37073E01 - Recommended Conditions

Good Morning Yuying,

The attached new conditions all apply to construction and development. As this is a finance map and is not for construction do they apply to us? Wouldn't they be covered under the TTM process?

Thank you,

**Samantha Kuhns**  
Project Manager



3161 Michelson Drive, Suite 425  
Irvine, CA 92612  
Direct: (949) 383-4126  
Fax: (949) 261-7016  
Email: [skuhns@richlandcommunities.com](mailto:skuhns@richlandcommunities.com)



**From:** Ma, Yuying <[YMa@Rivco.org](mailto:YMa@Rivco.org)>  
**Sent:** Monday, January 30, 2023 11:29 AM  
**To:** Brian Hardy <[bhardy@richlandcommunities.com](mailto:bhardy@richlandcommunities.com)>; Samantha Kuhns <[skuhns@richlandcommunities.com](mailto:skuhns@richlandcommunities.com)>  
**Subject:** PM37073E01 - Recommended Conditions

Good Morning,

I hope you have a wonderful day!

The attached COAs will be continued from PM37073.

The County Planning Department has determined it necessary to recommend the addition of new conditions of approval to determine that the project does not adversely affect the general health, safety, and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. **If these conditions are acceptable, then submit a short, written letter/memo/email that clearly references this case, and clearly states that you, the Extension of Time Applicant, accept these conditions.** This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- |                            |                           |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE  |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED         |
| 60. REQ BMP SWPPP WQMP     | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING |                           |

Once the conditions have been accepted, the staff report package will be prepared for the upcoming Planning Commission meeting. County Ordinance requires that conditions added through the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request.

Please note if you have not contacted me within thirty (30) days, the Planning Department will

recommend denial of this extension of time request. Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above is required to continue the extension of time process.

Total COAs for this project will be original 80 COAs plus 7 new COAs.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Kindest Regards,

*Yuying Ma*, AICP

Urban Regional Planner II

TLMA – Planning Department | County of Riverside

4080 Lemon St – 12<sup>th</sup> floor

Riverside, CA 92501

Phone: (951)955-3200

Email: [YMa@Rivco.org](mailto:YMa@Rivco.org)

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RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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[County of Riverside California](#)