



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

APRIL 23, 2018

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING COUNTY ADMINISTRATIVE CENTER 1st Floor, Conference Room 2A 4080 Lemon Street, Riverside, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

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

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

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

NONE

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

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

4.0 PUBLIC COMMENTS:



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.1

Director's Hearing: April 23, 2018

PROPOSED PROJECT

Case Number(s):	PM35671	Applicant(s):	
Area Plan:	Harvest Valley/Winchester	Applicant(s):	Rancon Group
Zoning Area/District:	Winchester Area	Representative(s):	
Supervisory District:	Third District	Representative(s):	Danny Long
Project Planner:	Gabriel Villalobos		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 18.37 acres into nine (9) commercial parcels. The project is located south of Domenigoni Parkway, west of Frontier Loop, and north of Trail Side Rd.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 35671**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 28, 2021, 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. 35671 was originally approved by the Board of Supervisors on April 28, 2009 per Fast Track processing (FTA-2007-07).

The Third Extension of Time was received March 19, 2018, ahead of the expiration date of April 28, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 28, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 28, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item .

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 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 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 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 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 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 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 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 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. 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 life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first and second extensions of time granted 1 year each for a total of 2 years. Upon an approval action by the Director's Hearing, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this third extension will grant another 3 years, making the tentative parcel map's expiration date April 28, 2021. If a final map has not been recorded prior to this date, the fourth extension of time request must be filed 30-days prior to map expiration.

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 the 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

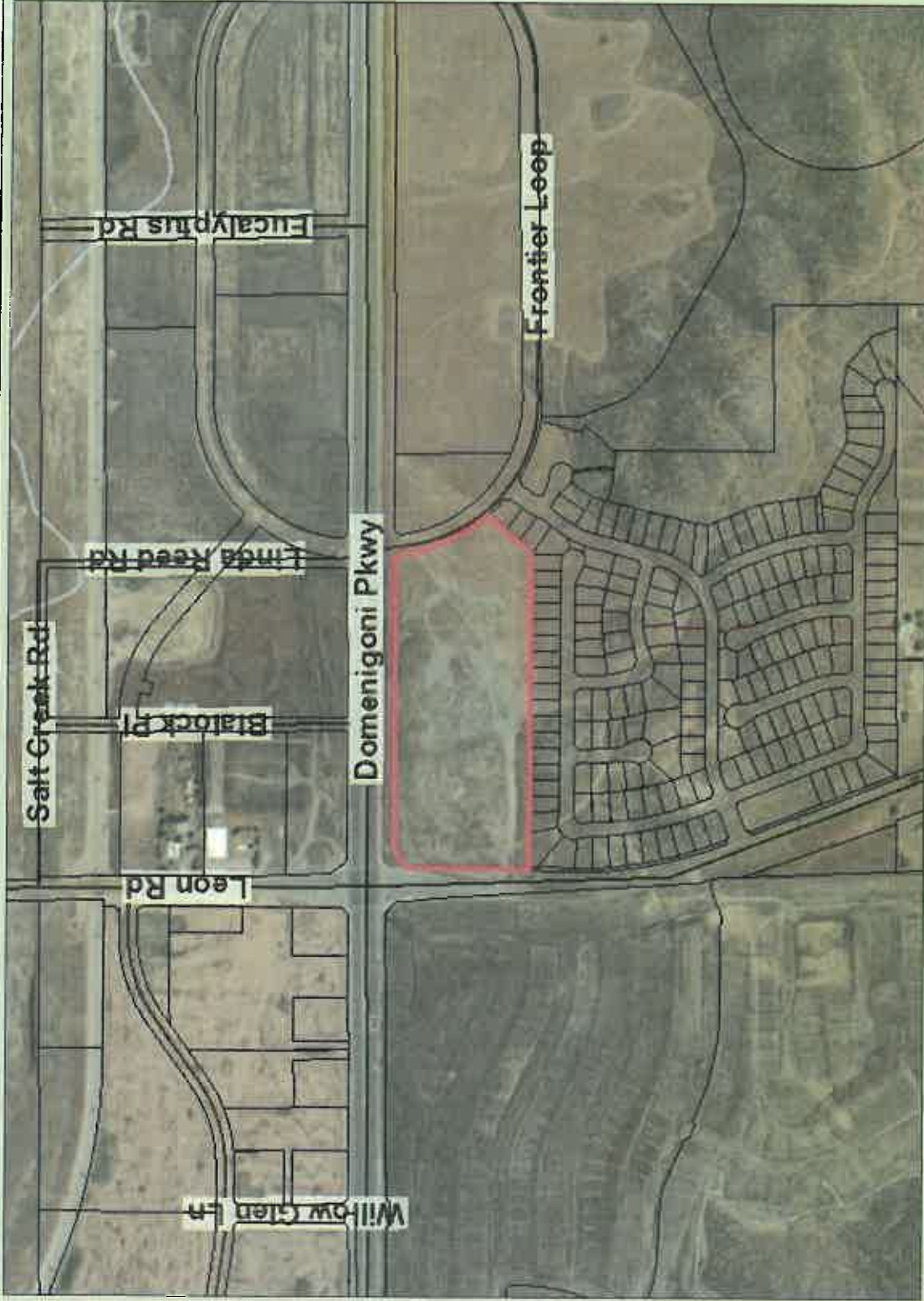
In order for the County to approve a proposed project, the following findings are required to be made:

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 have been analyzed in order to protect the public health, safety, and welfare.

3rd EOT for PM35671

Vicinity Map



Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

Notes

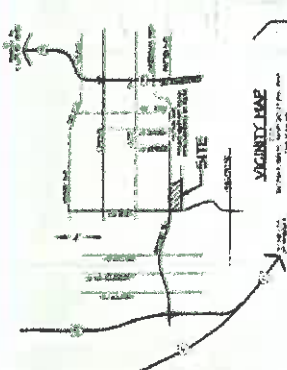
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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.




0 752 1,505 Feet

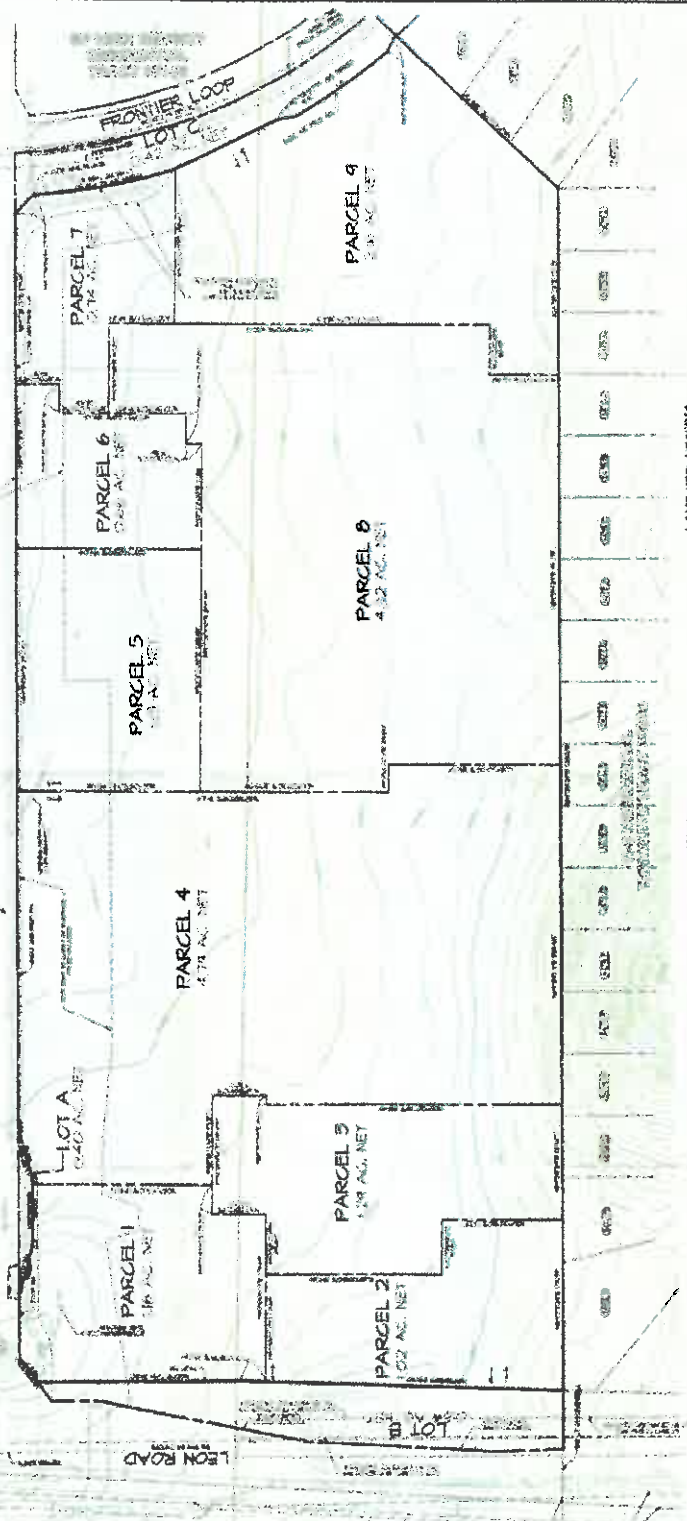
REPORT PRINTED ON... 4/9/2018 9:54:47 AM

© Riverside County GIS



OWNER:
ENGINEER/ARCHITECT:
APPLICANT:
ACR#:
ACREAGE:
UTILITIES:
SCHOOL DISTRICT:
LEGEND:

DOWENIGONI PKWAY (NEWFORT RD)

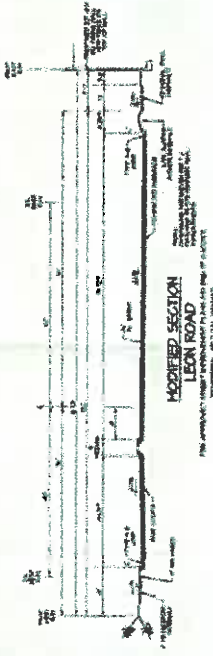


LAND USE ZONING:
LEGAL DESCRIPTION:

NOTES:

PARCEL SUMMARY:

PARCEL 1:
PARCEL 2:
PARCEL 3:
PARCEL 4:
PARCEL 5:
PARCEL 6:
PARCEL 7:
PARCEL 8:
PARCEL 9:



CURVE DATA

STATION	PC	PT	PI	LC	EA	EB	EC	EA	EB	EC
1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00

AMENDED #2
EAST TRAFFIC N.E. 20217071
HINCHER RANCH MARKETPLACE
COUNTY OF RIVERSIDE
TENTATIVE PARCEL NO. 90671

DATE	2/28/2017	BY	WEBB
SCALE	AS SHOWN	PROJECT	HINCHER RANCH MARKETPLACE
PROJECT NO.	17-001	DATE	2/28/2017
PROJECT NAME	HINCHER RANCH MARKETPLACE	PROJECT NO.	17-001
PROJECT LOCATION	COUNTY OF RIVERSIDE	PROJECT NAME	HINCHER RANCH MARKETPLACE
PROJECT OWNER	WEBB	PROJECT LOCATION	COUNTY OF RIVERSIDE
PROJECT ENGINEER	WEBB	PROJECT OWNER	WEBB
PROJECT ARCHITECT	WEBB	PROJECT ENGINEER	WEBB
PROJECT SURVEYOR	WEBB	PROJECT ARCHITECT	WEBB
PROJECT LANDSCAPE ARCHITECT	WEBB	PROJECT SURVEYOR	WEBB
PROJECT CIVIL ENGINEER	WEBB	PROJECT LANDSCAPE ARCHITECT	WEBB
PROJECT ELECTRICAL ENGINEER	WEBB	PROJECT CIVIL ENGINEER	WEBB
PROJECT MECHANICAL ENGINEER	WEBB	PROJECT ELECTRICAL ENGINEER	WEBB
PROJECT PLUMBING ENGINEER	WEBB	PROJECT MECHANICAL ENGINEER	WEBB
PROJECT STRUCTURAL ENGINEER	WEBB	PROJECT PLUMBING ENGINEER	WEBB
PROJECT GEOTECHNICAL ENGINEER	WEBB	PROJECT STRUCTURAL ENGINEER	WEBB
PROJECT ENVIRONMENTAL ENGINEER	WEBB	PROJECT GEOTECHNICAL ENGINEER	WEBB
PROJECT TRAFFIC ENGINEER	WEBB	PROJECT ENVIRONMENTAL ENGINEER	WEBB
PROJECT HISTORIC PRESERVATION	WEBB	PROJECT TRAFFIC ENGINEER	WEBB
PROJECT ARCHITECTURAL HISTORIC PRESERVATION	WEBB	PROJECT HISTORIC PRESERVATION	WEBB
PROJECT LANDMARKS	WEBB	PROJECT ARCHITECTURAL HISTORIC PRESERVATION	WEBB
PROJECT MONUMENTS	WEBB	PROJECT LANDMARKS	WEBB
PROJECT RECORDS	WEBB	PROJECT MONUMENTS	WEBB
PROJECT REVISIONS	WEBB	PROJECT RECORDS	WEBB
PROJECT TITLES	WEBB	PROJECT REVISIONS	WEBB
PROJECT INDEX	WEBB	PROJECT TITLES	WEBB
PROJECT SHEETS	WEBB	PROJECT INDEX	WEBB
PROJECT TOTAL SHEETS	WEBB	PROJECT SHEETS	WEBB
PROJECT SHEET NO.	WEBB	PROJECT TOTAL SHEETS	WEBB
PROJECT SHEET TOTAL	WEBB	PROJECT SHEET NO.	WEBB
PROJECT SHEET TOTAL	WEBB	PROJECT SHEET TOTAL	WEBB

Extension of Time Environmental Determination

Project Case Number: PM35671
 Original E.A. Number: 41581
 Extension of Time No.: 3rd EOT
 Original Approval Date: April 28, 2009
 Project Location: Southerly of Domenigoni Parkway, westerly of Frontier Loop, and northerly of Trail Side Rd
 Project Description: Schedule 'E' commercial subdivision of 18.37 acres into nine (9) commercial parcels

On April 28, 2009, 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 type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, 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 checked="" 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, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, 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, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED 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 WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<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 NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: Gabriel Villalobos
 Gabriel Villalobos, Project Planner

Date: 4/2/18
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Danny Long <dlong@rancongroup.com>
Sent: Wednesday, March 28, 2018 11:59 AM
To: Villalobos, Gabriel
Cc: Jennell Lawrence
Subject: RE: Recommended Conditions for PM35671 3rd EOT

Gabriel,

I have reviewed the recommended conditions of approval for the 3rd EOT of PM35671 and we are in agreement with and accept the addition of the following conditions for PM35671:

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	

Regards,

Danny Long

Director of Development

THE RANCON GROUP

41391 Kalmia Street, Ste 200

Murrieta, Ca 92562

Direct Line. 951-200-2367

dlong@rancongroup.com

www.rancongroup.com



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From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]

Sent: Wednesday, March 28, 2018 11:26 AM

To: Danny Long <dlong@rancongroup.com>
Subject: Recommended Conditions for PM35671 3rd EOT

Attn: Rancon Group
c/o Dan Long
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 35671.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination 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, the acceptance of each condition by name and number, and clearly state 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 | |

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru 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. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

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

Gabriel Villalobos
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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County of Riverside California

Plan: PM35671E03

Parcel: 461190082

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT3 - REQ E HEALTH DOCUMENTS 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)

Transportation

050 - Transportation. 1 EOT3 - FINAL ACCESS AND MAINT Not 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. 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)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT3 - 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.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING Not Satisfied

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

Plan: PM35671E03

Parcel: 461190082

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

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. 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

Transportation

080 - Transportation. 1 EOT3 - 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 EOT3 - 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)

Transportation

090 - Transportation. 1 EOT3 - WQMP COMP AND BNS REG Not 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)

2018 DIRECTOR'S HEARING CALENDAR

Mondays at 1:30 p.m. on the dates and location noted below

Riverside: County Administration Center, Conference Room 2A 1st floor, 4080 Lemon Street

Desert: Desert Permit Assistance Center, 77-588 El Duna Court Suite H, Palm Desert

No Meeting: Dark

Holidays: Closed

January						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

March						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

April						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

May						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

June						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

July						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

August						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

September						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

October						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

November						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Review the agenda prior to meeting date to confirm the time and location. The meeting dates, times, and locations are subject to change.




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

3.1

Director's Hearing: April 23, 2018

PROPOSED PROJECT

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

PROJECT DESCRIPTION AND LOCATION

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

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

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

APPROVE **Tentative Parcel Map No. 37414**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

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

Existing General Plan Land Use Designation:	High Density Residential (HDR), Very High Density Residential (VHDR), Open Space-Conservation (OS-C) as reflected in the Specific Plan No. 288.
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Open Space Conservation (OSC), Commercial Retail (CR)
South:	Medium High Density Residential (MHDR), Open Space-Recreation (OS-R)
West:	Medium High Density Residential (MHDR)
Existing Zoning Classification:	Specific Plan (SP)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Specific Plan (SP)
South:	Specific Plan (SP)
West:	Specific Plan (SP)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Vacant
West:	Vacant

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	23.44	
Total Proposed Number of Residential Lots:	Planning Area #1: 0 Planning Area #6: 0	106 154
Map Schedule:	J	

Located Within:

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

PROJECT LOCATION MAP



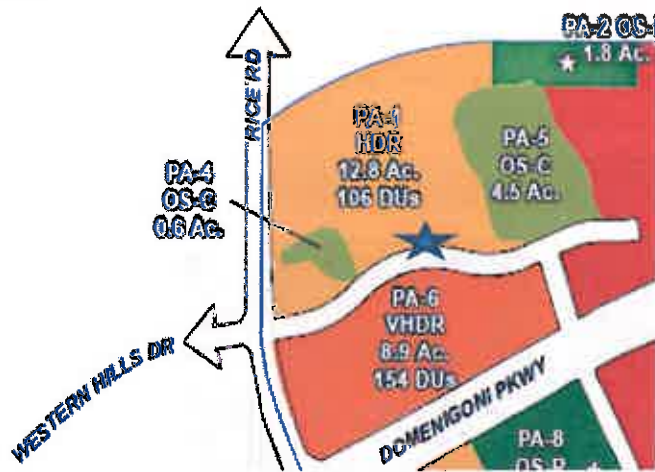
Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

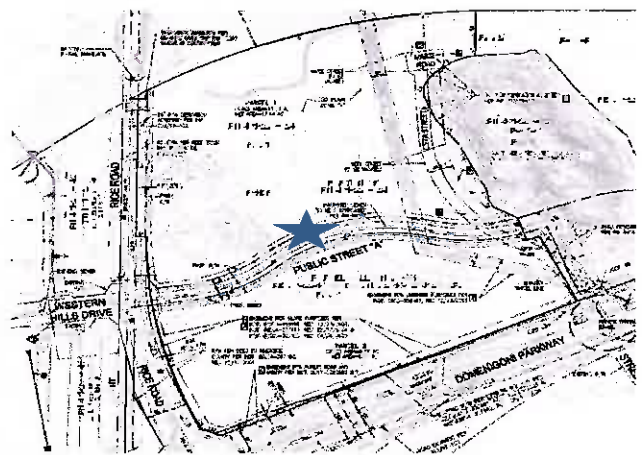
Background:

The proposed subdivision is within the Crossroads in Winchester Specific Plan No. 288 (Specific Plan). The Specific Plan includes 17 Planning Areas with residential, commercial and open space components. The project involves Planning Areas 1, 4 and 6 which are designated High Density Residential (HDR), Open Space – Conservation (OS-C), and Very High Density Residential (VHDR) respectively.

The Tentative Parcel Map No. 37414 (PM No. 37414) proposes to divide the property at the boundary line separating Planning Area 1 and 6. Pursuant to the Specific Plan, Planning Area 1 and 6 will be bifurcated by the extension of Western Hills Drive, which will be a point of access to both of the proposed parcels and be dedicated in conjunction with this subdivision. While PM No. 37414 would create parcel sizes that are below the density range of the Specific Plan, the ultimate development of the site would be implemented by future Tentative Tract Maps or Plot Plans, in a manner consistent with the Specific Plan. PM No. 37414 is solely for the purpose of financing or conveying title, and will not create any legal building sites.



SP 288 – Planning Area 1,2,4,5, & 6



TPM 37414

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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

FINDINGS AND CONCLUSIONS

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

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

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

existing dedications, Seta Street and Marie Road, are proposed to be vacated with the proposed map.

7. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "J" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'J' improvement requirements of Ordinance No. 460 Section 10.5 as listed below.
 - a. **Submission Criteria.** The land to be subdivided by the Schedule "J" subdivision map is not developed, is located within a previously approved specific plan (SP No. 288) and will be used for residential uses.
 - b. **Minimum Requirements.** Both of the proposed parcels exceed the 2,000 square foot minimum lot size as the proposed parcels are 8.74 acres and 13.70 acres. Legal access to both parcels will be provided from the proposed extension of Western Hills Drive (Street A) as shown on PM No. 37414, and on Figure A-3-1 of Specific Plan No. 288. Street A will have a 74 foot ultimate right-of-way. In addition, there are no physical constraints which affect the feasibility of future development, as previously determined by EIR No. 376. The project site is relatively flat with no development constraints other than the .08 acre area within Parcel #1, that is designated Open Space-Conservation (OS-C) within the Specific Plan.
 - c. **Compliance.** The subdivision map includes all of the required information required for the map, which includes lot numbers, street identifications letters, assessor's parcel numbers, etc.
8. The lots shown on the Tentative Parcel Map are greater than the 2,000 square foot minimum lot size allowed by the project site's land use designation within the Specific Plan because the subdivision is for finance/conveyance purposes only. The proposed lots are consistent with Planning Areas 1 and 6 of the Specific Plan, and are required to be further subdivided in accordance with the Specific Plan prior to the commencement of grading and construction.

Other Findings

1. This project is not located within a Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan.
2. The project is located within the State Responsibility Area and is approximately 1.2 miles from Riverside County Fire Department – Station 34. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. However, no new building sites will be created by this subdivision. In addition, each sheet of the subdivision map shall clearly provide the following statement: "For Finance and Conveyance Purposes Only. A Future Subdivision Map or Land Use Entitlement is Necessary to Develop this Property. This Map Does Not Remove any Conditions of Approval For Future Tentative Maps Approved for this Land."
3. For the reasons set forth above and in the EIR prepared for the Specific Plan, the proposed project will not have a significant effect on the environment. Implementation of future subdivisions or a Plot Plan(s) will require the incorporation of mitigation measures.

4. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this site will occur once the site is further subdivided and developed.
5. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project does not create any legal building sites, and therefore no impacts will occur.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication/phone calls in support or opposition to the proposed project.

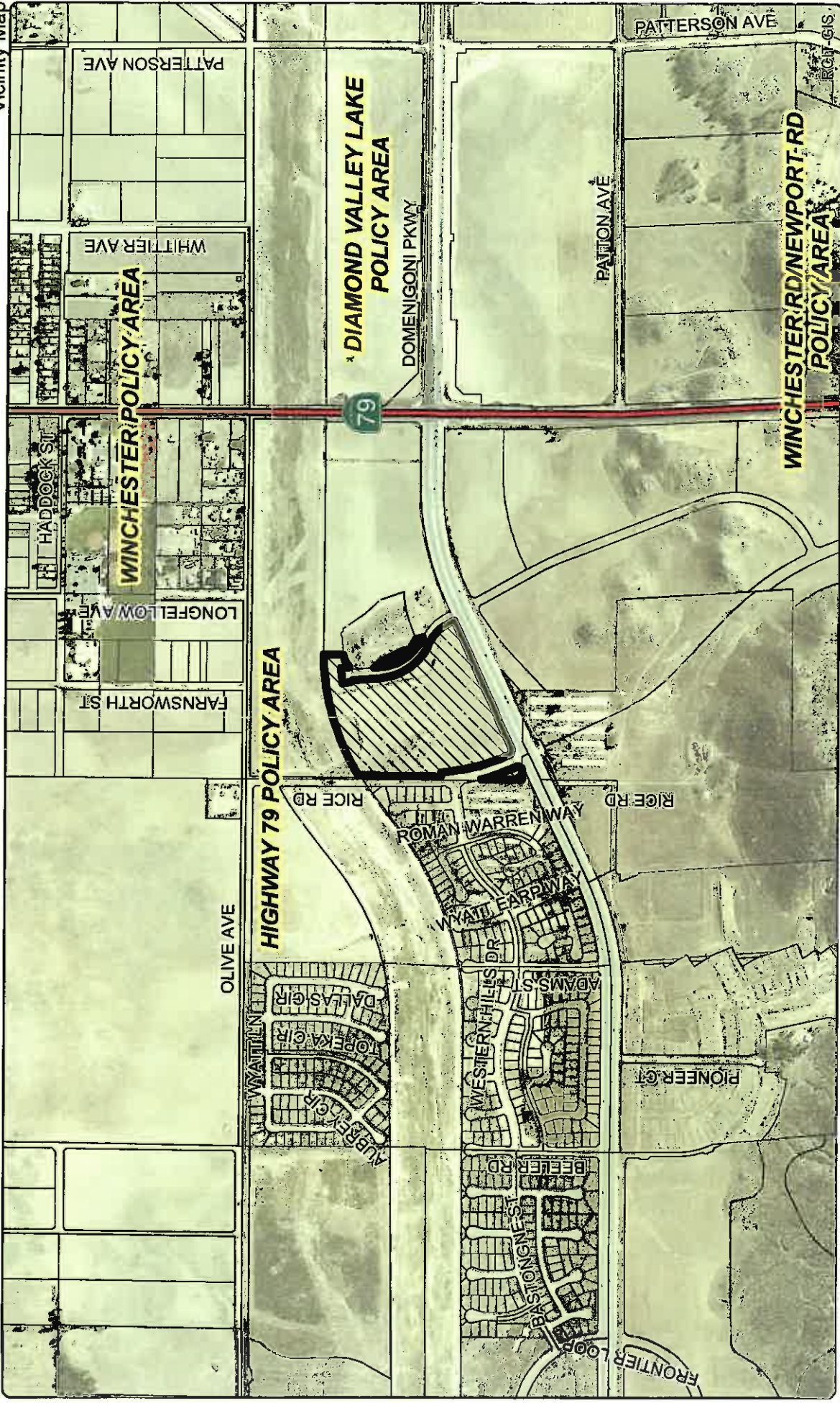
APPEAL INFORMATION

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
PM37414
VICINITY/POLICY AREAS

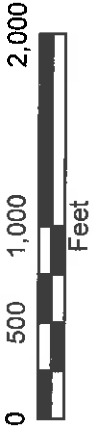
Supervisor: Washington
 District 3

Date Drawn: 01/22/2018
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2013, the County of Riverside adopted its new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan may contain different type of land use than is provided in the existing map. For further information, please contact the Riverside County Planning Department at (951) 955-1500 or visit the Riverside County Planning Department website at www.riversideca.gov/planning.

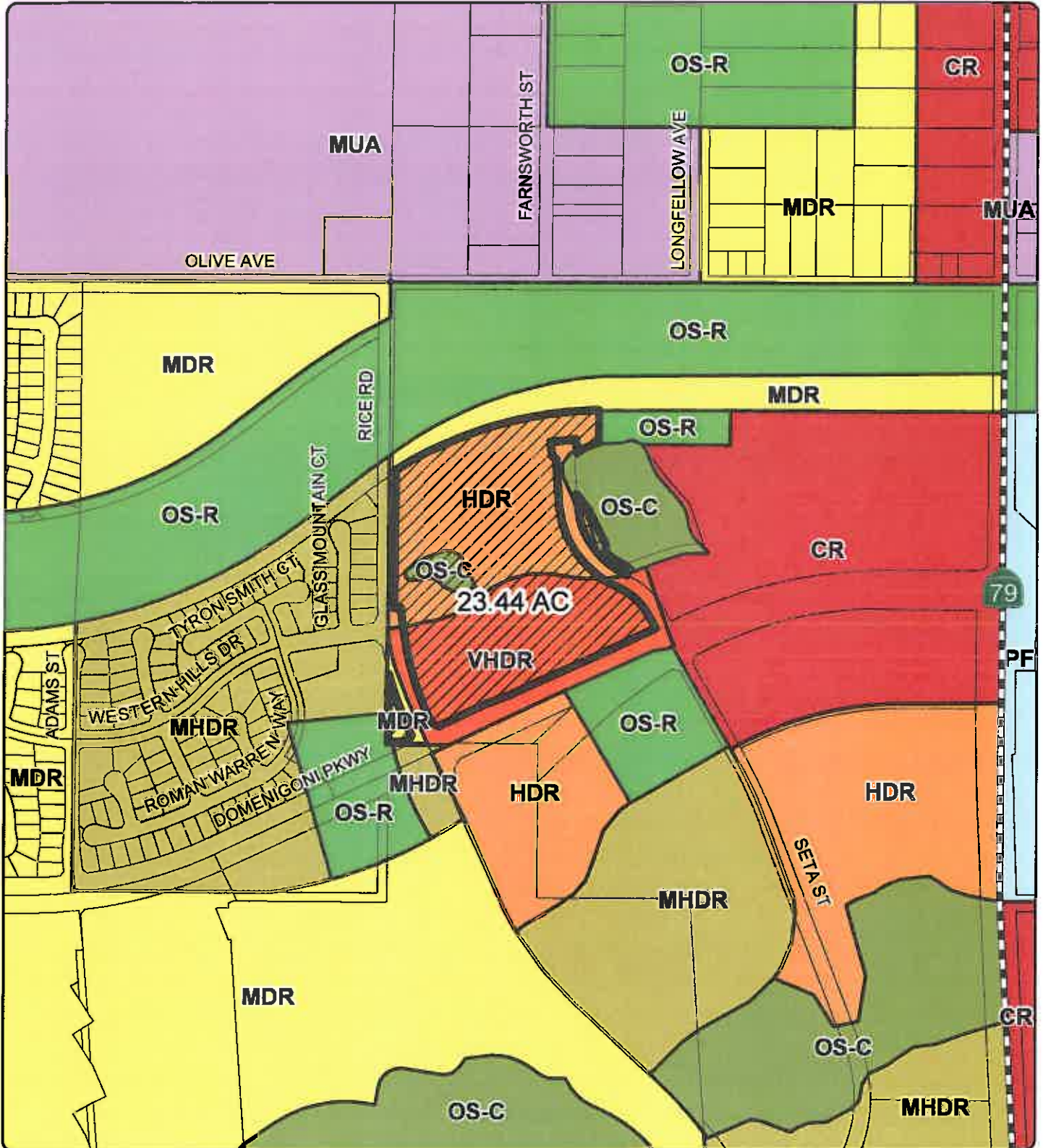
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37414

Supervisor: Washington
District 3

EXISTING GENERAL PLAN

Date Drawn: 01/22/2018
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37414

EXISTING ZONING

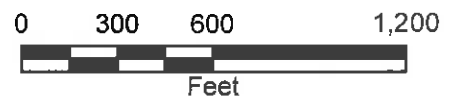
Supervisor: Washington
District 3

Date Drawn: 01/22/2018
Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37414

LAND USE

Supervisor: Washington
District 3

Date Drawn: 01/22/2018
Exhibit 1



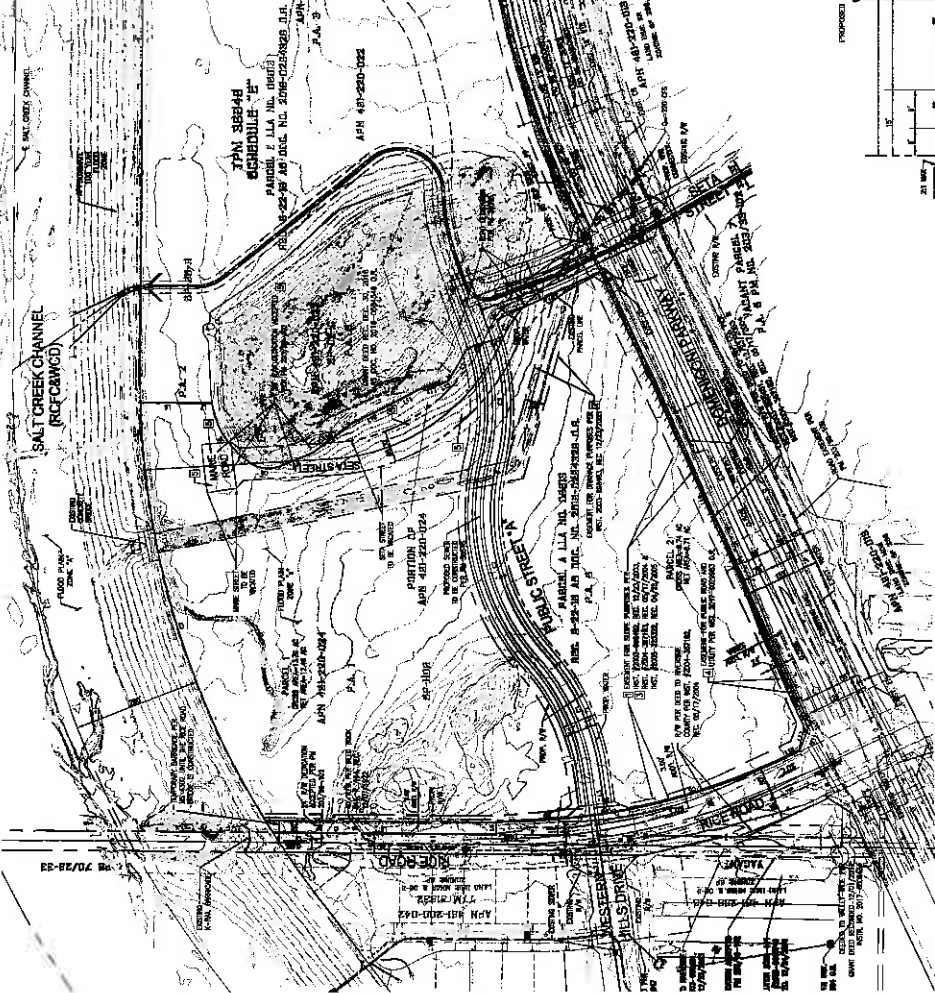
Zoning Area: Winchester

Author: Vinnie Nguyen



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COUNTY OF RIVERSIDE TENTATIVE PARCEL MAP NO. 37414



PARCEL #	AREA (AC)	AREA (SQ FT)
1	1.33	5743
2	0.67	2903
TOTAL	2.00	9046

LINE #	BEG. POINT	END. POINT	BEARING	DIST.
1	5.25	5.26	S 0° 0' 0" E	1.33
2	5.26	5.27	S 89° 59' 59" W	0.67
3	5.27	5.28	S 0° 0' 0" E	2.00

LINE #	BEG. POINT	END. POINT	BEARING	DIST.
4	5.28	5.29	S 89° 59' 59" W	0.67
5	5.29	5.30	S 0° 0' 0" E	2.00
6	5.30	5.31	S 89° 59' 59" W	0.67
7	5.31	5.32	S 0° 0' 0" E	2.00
8	5.32	5.33	S 89° 59' 59" W	0.67
9	5.33	5.34	S 0° 0' 0" E	2.00
10	5.34	5.35	S 89° 59' 59" W	0.67
11	5.35	5.36	S 0° 0' 0" E	2.00
12	5.36	5.37	S 89° 59' 59" W	0.67
13	5.37	5.38	S 0° 0' 0" E	2.00
14	5.38	5.39	S 89° 59' 59" W	0.67
15	5.39	5.40	S 0° 0' 0" E	2.00
16	5.40	5.41	S 89° 59' 59" W	0.67
17	5.41	5.42	S 0° 0' 0" E	2.00
18	5.42	5.43	S 89° 59' 59" W	0.67
19	5.43	5.44	S 0° 0' 0" E	2.00
20	5.44	5.45	S 89° 59' 59" W	0.67
21	5.45	5.46	S 0° 0' 0" E	2.00
22	5.46	5.47	S 89° 59' 59" W	0.67
23	5.47	5.48	S 0° 0' 0" E	2.00
24	5.48	5.49	S 89° 59' 59" W	0.67
25	5.49	5.50	S 0° 0' 0" E	2.00
26	5.50	5.51	S 89° 59' 59" W	0.67
27	5.51	5.52	S 0° 0' 0" E	2.00
28	5.52	5.53	S 89° 59' 59" W	0.67
29	5.53	5.54	S 0° 0' 0" E	2.00
30	5.54	5.55	S 89° 59' 59" W	0.67

LINE #	BEG. POINT	END. POINT	BEARING	DIST.
31	5.55	5.56	S 0° 0' 0" E	2.00
32	5.56	5.57	S 89° 59' 59" W	0.67
33	5.57	5.58	S 0° 0' 0" E	2.00
34	5.58	5.59	S 89° 59' 59" W	0.67
35	5.59	5.60	S 0° 0' 0" E	2.00
36	5.60	5.61	S 89° 59' 59" W	0.67
37	5.61	5.62	S 0° 0' 0" E	2.00
38	5.62	5.63	S 89° 59' 59" W	0.67
39	5.63	5.64	S 0° 0' 0" E	2.00
40	5.64	5.65	S 89° 59' 59" W	0.67
41	5.65	5.66	S 0° 0' 0" E	2.00
42	5.66	5.67	S 89° 59' 59" W	0.67
43	5.67	5.68	S 0° 0' 0" E	2.00
44	5.68	5.69	S 89° 59' 59" W	0.67
45	5.69	5.70	S 0° 0' 0" E	2.00
46	5.70	5.71	S 89° 59' 59" W	0.67
47	5.71	5.72	S 0° 0' 0" E	2.00
48	5.72	5.73	S 89° 59' 59" W	0.67
49	5.73	5.74	S 0° 0' 0" E	2.00
50	5.74	5.75	S 89° 59' 59" W	0.67

LINE #	BEG. POINT	END. POINT	BEARING	DIST.
51	5.75	5.76	S 0° 0' 0" E	2.00
52	5.76	5.77	S 89° 59' 59" W	0.67
53	5.77	5.78	S 0° 0' 0" E	2.00
54	5.78	5.79	S 89° 59' 59" W	0.67
55	5.79	5.80	S 0° 0' 0" E	2.00
56	5.80	5.81	S 89° 59' 59" W	0.67
57	5.81	5.82	S 0° 0' 0" E	2.00
58	5.82	5.83	S 89° 59' 59" W	0.67
59	5.83	5.84	S 0° 0' 0" E	2.00
60	5.84	5.85	S 89° 59' 59" W	0.67
61	5.85	5.86	S 0° 0' 0" E	2.00
62	5.86	5.87	S 89° 59' 59" W	0.67
63	5.87	5.88	S 0° 0' 0" E	2.00
64	5.88	5.89	S 89° 59' 59" W	0.67
65	5.89	5.90	S 0° 0' 0" E	2.00
66	5.90	5.91	S 89° 59' 59" W	0.67
67	5.91	5.92	S 0° 0' 0" E	2.00
68	5.92	5.93	S 89° 59' 59" W	0.67
69	5.93	5.94	S 0° 0' 0" E	2.00
70	5.94	5.95	S 89° 59' 59" W	0.67
71	5.95	5.96	S 0° 0' 0" E	2.00
72	5.96	5.97	S 89° 59' 59" W	0.67
73	5.97	5.98	S 0° 0' 0" E	2.00
74	5.98	5.99	S 89° 59' 59" W	0.67
75	5.99	6.00	S 0° 0' 0" E	2.00

LINE #	BEG. POINT	END. POINT	BEARING	DIST.
76	6.00	6.01	S 89° 59' 59" W	0.67
77	6.01	6.02	S 0° 0' 0" E	2.00
78	6.02	6.03	S 89° 59' 59" W	0.67
79	6.03	6.04	S 0° 0' 0" E	2.00
80	6.04	6.05	S 89° 59' 59" W	0.67
81	6.05	6.06	S 0° 0' 0" E	2.00
82	6.06	6.07	S 89° 59' 59" W	0.67
83	6.07	6.08	S 0° 0' 0" E	2.00
84	6.08	6.09	S 89° 59' 59" W	0.67
85	6.09	6.10	S 0° 0' 0" E	2.00
86	6.10	6.11	S 89° 59' 59" W	0.67
87	6.11	6.12	S 0° 0' 0" E	2.00
88	6.12	6.13	S 89° 59' 59" W	0.67
89	6.13	6.14	S 0° 0' 0" E	2.00
90	6.14	6.15	S 89° 59' 59" W	0.67
91	6.15	6.16	S 0° 0' 0" E	2.00
92	6.16	6.17	S 89° 59' 59" W	0.67
93	6.17	6.18	S 0° 0' 0" E	2.00
94	6.18	6.19	S 89° 59' 59" W	0.67
95	6.19	6.20	S 0° 0' 0" E	2.00
96	6.20	6.21	S 89° 59' 59" W	0.67
97	6.21	6.22	S 0° 0' 0" E	2.00
98	6.22	6.23	S 89° 59' 59" W	0.67
99	6.23	6.24	S 0° 0' 0" E	2.00
100	6.24	6.25	S 89° 59' 59" W	0.67

LINE #	BEG. POINT	END. POINT	BEARING	DIST.
101	6.25	6.26	S 0° 0' 0" E	2.00
102	6.26	6.27	S 89° 59' 59" W	0.67
103	6.27	6.28	S 0° 0' 0" E	2.00
104	6.28	6.29	S 89° 59' 59" W	0.67
105	6.29	6.30	S 0° 0' 0" E	2.00
106	6.30	6.31	S 89° 59' 59" W	0.67
107	6.31	6.32	S 0° 0' 0" E	2.00
108	6.32	6.33	S 89° 59' 59" W	0.67
109	6.33	6.34	S 0° 0' 0" E	2.00
110	6.34	6.35	S 89° 59' 59" W	0.67
111	6.35	6.36	S 0° 0' 0" E	2.00
112	6.36	6.37	S 89° 59' 59" W	0.67
113	6.37	6.38	S 0° 0' 0" E	2.00
114	6.38	6.39	S 89° 59' 59" W	0.67
115	6.39	6.40	S 0° 0' 0" E	2.00
116	6.40	6.41	S 89° 59' 59" W	0.67
117	6.41	6.42	S 0° 0' 0" E	2.00
118	6.42	6.43	S 89° 59' 59" W	0.67
119	6.43	6.44	S 0° 0' 0" E	2.00
120	6.44	6.45	S 89° 59' 59" W	0.67

LINE #	BEG. POINT	END. POINT	BEARING	DIST.
121	6.45	6.46	S 0° 0' 0" E	2.00
122	6.46	6.47	S 89° 59' 59" W	0.67
123	6.47	6.48	S 0° 0' 0" E	2.00
124	6.48	6.49	S 89° 59' 59" W	0.67
125	6.49	6.50	S 0° 0' 0" E	2.00
126	6.50	6.51	S 89° 59' 59" W	0.67
127	6.51	6.52	S 0° 0' 0" E	2.00
128	6.52	6.53	S 89° 59' 59" W	0.67
129	6.53	6.54	S 0° 0' 0" E	2.00
130	6.54	6.55	S 89° 59' 59" W	0.67
131	6.55	6.56	S 0° 0' 0" E	2.00
132	6.56	6.57	S 89° 59' 59" W	0.67
133	6.57	6.58	S 0° 0' 0" E	2.00
134	6.58	6.59	S 89° 59' 59" W	0.67
135	6.59	6.60	S 0° 0' 0" E	2.00
136	6.60	6.61	S 89° 59' 59" W	0.67
137	6.61	6.62	S 0° 0' 0" E	2.00
138	6.62	6.63	S 89° 59' 59" W	0.67
139	6.63	6.64	S 0° 0' 0" E	2.00
140	6.64	6.65	S 89° 59' 59" W	0.67

OWNER AND TITLE: SALT CREEK CHANNEL

RECORDS: SALT CREEK CHANNEL MAP NO. 37414

DATE: 07/28/23

CHECKS AND RECEIPTS:

PROJECT: SALT CREEK CHANNEL

REVISIONS:

1. SALT CREEK CHANNEL MAP NO. 37414

2. SALT CREEK CHANNEL MAP NO. 37414

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

*Juan C. Perez
Agency Director*



04/17/18, 9:57 am

PM37414

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37414. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

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

Advisory Notification. 2 AND - Exhibits

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

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 4 AND - Project Description & Operational Limits

The project is a Schedule "J" Tentative Parcel Map to subdivide 23.44 acres into 2 parcels for financing and conveyance purposes. No grading or building permits are proposed, nor will result from this proposal. Pursuant to Ordinance 460, Section 10.16, any development on the land will require the approval of a separate tentative map or land use entitlement or permit, or any combination thereof, in accordance with the Subdivision Map Act and applicable County ordinances. In addition, a future implementing project will be subject to all applicable Conditions of Approval, Development Impact Fees, and applicable mitigation measures.

E Health

E Health. 1 0015-E Health ECP Comments

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 0015-E Health EMWD Water and Sewer Service

PM37414 is proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Fire

Fire. 1 0010-Fire-MAP* -#52-COM/RES HYDRANT

Approved fire hydrants, shall be located at each street intersection with no portion of any building more than 600 feet from a hydrant.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT

Parcel Map (PM) 37414 is a proposal for a Schedule "J" subdivision of a 23.44-acre site into two lots in the Winchester area. The site is located on the northeast corner of Domenigoni Parkway and Rice Road. Salt Creek runs along the northern boundary of the site. This site is part of Parcel Map 36545, which has not obtained entitlement approval as of November 2017.

The northwestern corner of the site is located within the 100 year Zone A floodplain limits for Salt Creek as delineated on Panel No. 06065C-2080H of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet accompanying the recorded final map. A note shall be placed on the environmental constraint sheet stating, "Flood plains must be kept free of all buildings and obstructions". Water quality features shall be situated outside the floodplain limits.

Any grading, structures or other improvements within the floodplain limits will require the applicant to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to issuance of grading permits or recordation of the final map, unless the District has already revised the map. The developer shall obtain a LOMR prior to final building inspections for lots impacted by the floodplain.

A drainage area of approximately 220 acres is tributary to the site from the south through an existing double 48-inch culvert under Domenigoni Parkway. There is an existing interim dirt swale within a 40-foot drainage easement that conveys these flows to Salt Creek Channel, Stage 5 (project number 4-0-00110/drawing number 4-0698). The exhibit for Parcel Map 36545 showed a proposed 72-inch storm drain from the culvert outlet to a new, proposed outlet to Salt Creek Channel. It appears the intent is to abandon the existing interim dirt swale and its corresponding drainage easement.

A new connection into Salt Creek Channel will require all associated permits to be obtained prior to the issuance of any grading permits. Alternatively, the proposed storm drain can be designed with an alignment that utilizes the existing outlet into Salt Creek.

Any proposed drainage facility must be designed to the District's standards and have 100-year capacity. All drainage facilities proposed outside the public right-of-way shall be contained within drainage easements.

All drainage easements must be delineated on an environmental constraint sheet to accompany the final map with a note stating, "Drainage easements must be kept free of all buildings and obstructions". In order to protect the any proposed structures from flooding, all underground facilities must have an emergency escape path in the event any inlets become blocked with debris.

It should be noted that the site is located within the bounds of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)
accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

Planning. 1 Specific Plan No. 288

Future Implementing Projects shall be consistent with Specific Plan No. 288.

Planning-All

Planning-All. 1 90 Days to Protest

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

Planning-All. 2 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the [INSERT ALL APPLICATIONS FOR APPROVAL THAT APPLY] 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 [INSERT ALL APPLICATIONS FOR APPROVAL THAT APPLY], 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.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

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

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

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

Planning-All. 3 AND - Security for Monuments

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

Planning-All. 4 Map Expiration Date

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

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEBSITE

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 3 0010-Transportation-MAP - R-O-W EXCEEDS/VACATION

If the existing right-of-way along Seta Street and Marie Road (project boundary) exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

Transportation. 4 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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

Plan: PM37414

Parcel: 461220021

50. Prior To Map Recordation

E Health

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

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

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

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

Flood

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

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

NOTICE OF DRAINAGE FEES

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

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

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

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

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

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

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

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

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

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

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

Plan: PM37414

Parcel: 461220021

50. Prior To Map Recordation

Planning

050 - Planning. 1 Final Map Statement Not Satisfied
Each sheet of the subdivision map shall clearly provide the following: "For Finance and Conveyance Purposes Only. A Future Subdivision Map or Land Use Entitlement is Necessary to Develop this Property. This Map Does Not Remove any Conditions of Approval For Future Tentative Maps Approved for this Land."

050 - Planning. 2 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.
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.

Planning-CUL

050 - Planning-CUL. 1 ECS note CULTURAL 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 CA-RIV-05797 and adjacent reburial area.

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION Not Satisfied
Lot access shall be restricted on Domenigoni Parkway 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.

050 - Survey. 3 0050-Survey-MAP - VACATION Not Satisfied
The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Seta Street and Marie Road (project boundary). Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - CENTERLINE STUDY PROFIL Not Satisfied
Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

050 - Transportation. 2 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance 461.

Plan: PM37414

Parcel: 461220021

50. Prior To Map Recordation

Transportation

050 - Transportation. 3 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

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

050 - Transportation. 4 0050-Transportation-MAP - R-O-W DEDICATED 1/SUR Not Satisfied

Sufficient public street right-of-way along Domenigoni Parkway shall be dedicated for public use to provide for a 76'-89 foot half-width right-of-way per Standard No. 91, page 1 of 2 and 2 of 2, Ordinance 461. Sufficient public street right-of-way along Rice Road shall be dedicated for public use to provide for a 50 foot half-width right-of-way per Standard No. 94, Ordinance 461. Sufficient public street right-of-way along street "A" (Western Hills Drive) shall be dedicated for public use to provide for a 74 foot full-width right-of-way per Standard No. 103, Ordinance 461.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: November 17, 2017

TO:

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

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

Board of Supervisors- Supervisor- 3rd District-
Washington
Planning Commissioner- 3rd District- Berger

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

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions or comments regarding this project should be directed to Kevin White, Project Planner at (951) 955-1417 or e-mail at kewwhite@rivco.org / MAILSTOP #: 1070

Proposed Public Hearing Path:

Administrative Action:

DH: *PC:* *BOS:*

COMMENTS:

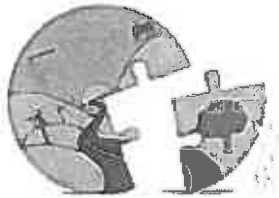
DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

PM37414 Schedule J

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

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Regent Winchester, LLC

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

Mailing Address: 11990 San Vicente Blvd., Suite 200

Los Angeles CA 90049
City State ZIP

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

Engineer/Representative Name: Albert A. Webb Associates

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

Mailing Address: 3788 McCray Street

Riverside CA 92506
City State ZIP

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

Property Owner Name: Regent Winchester, LLC

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

Mailing Address: 11990 San Vicente Blvd., Suite 200

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Los Angeles

City

Street
CA
State

90049

ZIP

Daytime Phone No: (310) 806-9888

Fax No: (310) 806-9801

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Regent Winchester, LLC

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 460-220-024

Approximate Gross Acreage: 23.44

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

SUBDIVISION PROPOSAL:

Map Schedule: J Minimum Developable Lot Size: N/A
Number of existing lots: 1 Number of proposed developable lots: 2
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: N/A dwelling units per acre.

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

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

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

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

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

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

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

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

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: _____

Address: _____

Phone number: _____

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

Not Applicable

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

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

Property Location or Address:

North of Domenigoni PKWY, South of Olive Ave, East of Rice Rd, and West of Seta St

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Regent Winchester, LLC Phone No.: 310-806-9815

Firm Name: Regent Winchester, LLC Email: mrobinson@regentproperties.com

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

3. APPLICANT INFORMATION:

Applicant Name: Regent Winchester, LLC Phone No.: 310-806-9815

Firm Name: Regent Winchester, LLC Email: mrobinson@regentproperties.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 10.31.17
Print Name and Title: Jeffrey Dinkin, Authorized Signatory

Signature of Property Owner:  Date: 10.31.17
Print Name and Title: Jeffrey Dinkin, Authorized Signatory

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

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



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Regent Winchester, LLC hereafter "Applicant" and Regent Winchester, LLC "Property Owner".

Description of application/permit use:

Schedule J Tentative Parcel Map

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

Section 1. Deposit-based Fees

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

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

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

INDEMNIFICATION AGREEMENT

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

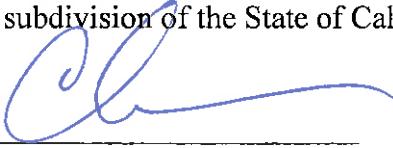
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and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

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

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

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

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

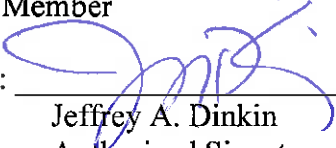
By: 

Charissa Leach
Assistant TLMA Director – Community Development

Dated: 3/28/18


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

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

By: 

Jeffrey A. Dinkin
Authorized Signatory

Dated: 3/16/18


FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 3/20/18

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of Los Angeles)

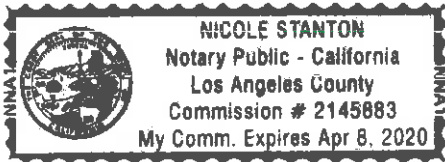
On 3/16/18 before me, Nicole Stanton, Notary Public,
Date Here Insert Name and Title of the Officer

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

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

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

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

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

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **APRIL 23, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Kevin White at (951) 955-1414 or email at kewwhite@rivco.org, go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

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

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

APN (s) or case numbers PM37414 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

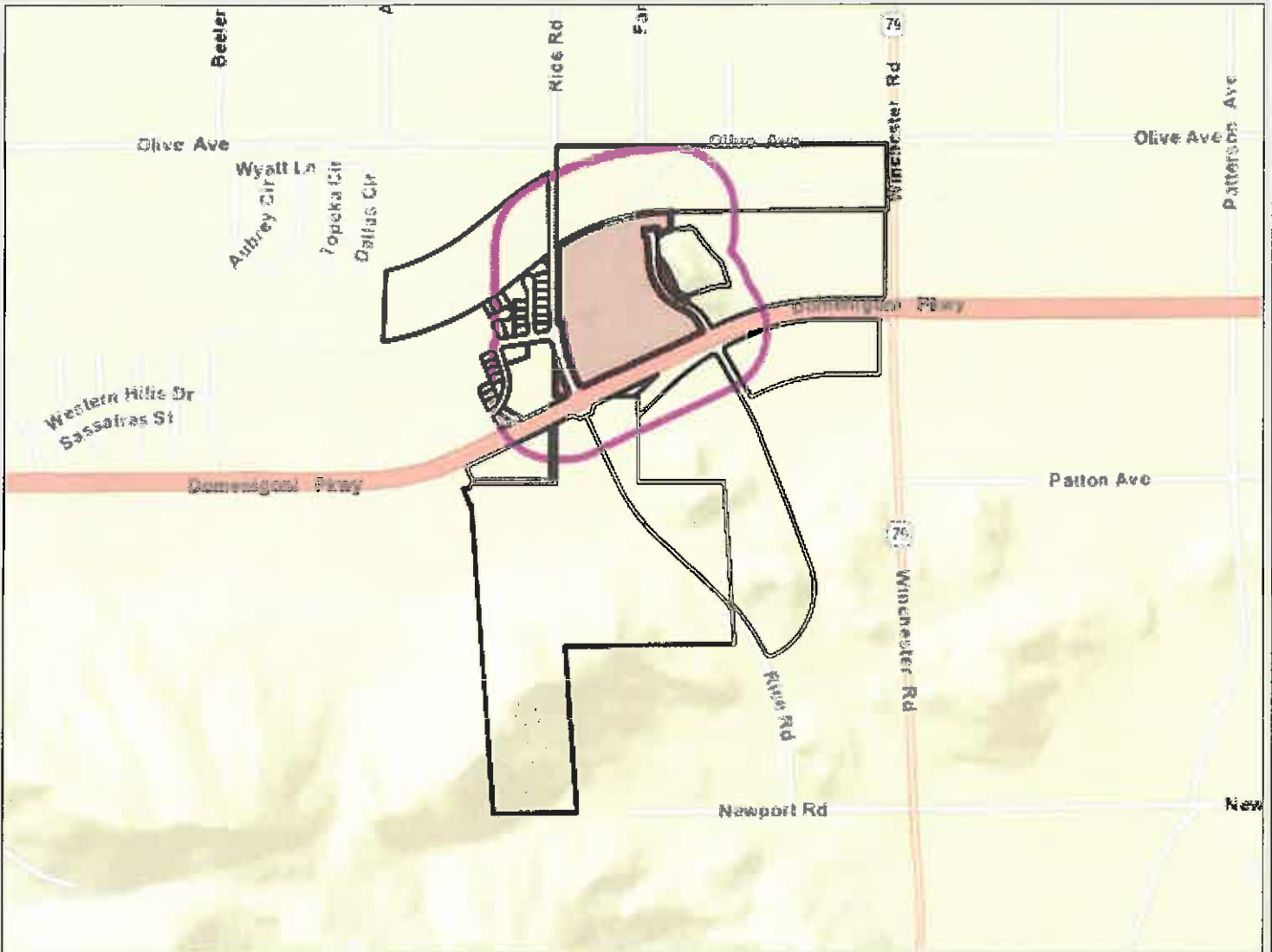
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

PM37414 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 1/22/2018 9:49:38 AM

© Riverside County RCIT

461220009
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

461220018
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461220018
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461220013
WINCHESTER 12 PARTNERS
ROGER A ALFRED
HELEN M THOMAS

40 VIA SANTA MARIA
SAN CLEMENTE CA 92672

461210020
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461200043
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461210019
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

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

461200038
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

461200046
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

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

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

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

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

461320001
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461321015
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340019
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340012
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

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

461340015
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

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

461320002
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340007
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340005
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461321017
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340017
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461341001
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461340002
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

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

461321020
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340006
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980 MONTECITO DR STE 300
CORONA CA 92879

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461321019
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461321014
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461340010
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340011
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340014
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

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

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

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

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

461220024
REGENT WINCHESTER
C/O C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

461220021

461220021

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: PM37414 / EA43085

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

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

Name of Public Agency Approving Project: Riverside County Planning Department

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

Exempt Status: (Check one)

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

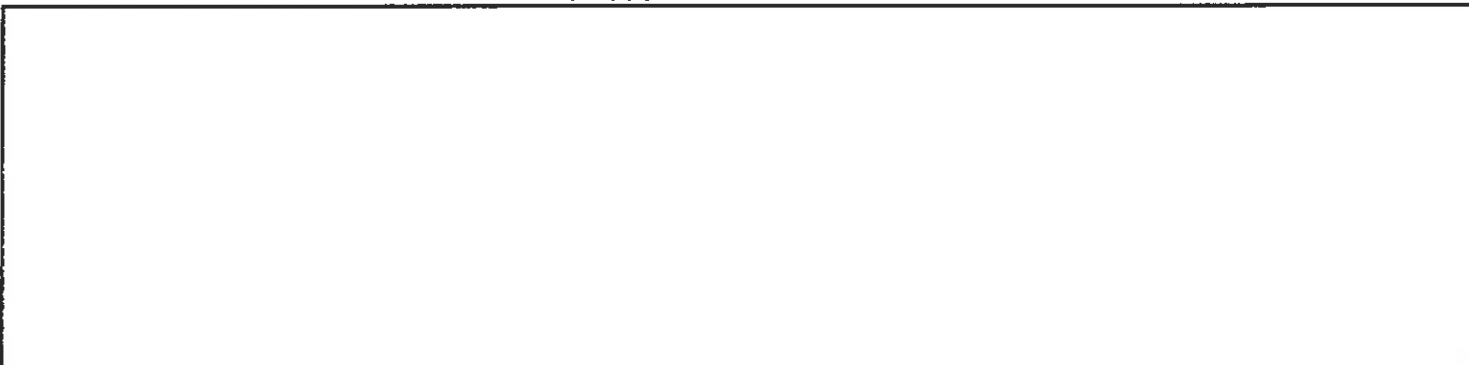
Reasons why project is exempt: The proposed schedule "J" subdivision is covered by the general rule (section 15061 (b) 3) which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility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

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

Signature Title Date

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

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



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

BILLING CONTACT

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

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



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

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

TOTAL \$50.00

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211