

TRACT MAP Tract #: TR35249

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 21 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP and Exhibit B & C.

10.PLANNING. 23 MAP - NOISE RECOMMND

Based on the information provided to the Office of Industrial Hygiene, no noise report will be required. However, this facility shall be required to comply with the following County standards:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

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10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - NOISE (cont.)

RECOMMND

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, consistent with the manufacturers' standard. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing noise sensitive receptors (residential dwellings) nearest the project site during all project construction.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461)

RECOMMND

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.

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10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 4 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 5 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 6 MAP - DRAINAGE 2 RECOMMND

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.

10.TRANS. 7 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Forest Boundary Road 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.

10.TRANS. 8 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

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10. GENERAL CONDITIONS

10.TRANS. 9

MAP - SUBMIT FINAL WQMP

RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 10

MAP - WAMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design,

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP - WAMP ESTABL MAINT ENTITY (cont.) RECOMMND

source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

10.TRANS. 11 MAP - BMP MAINT AND INSPECTION RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

10.TRANS. 12 MAP - 100YR SUMP OUTLET RECOMMND

Drainage facilities that outlet under sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.TRANS. 13 MAP - PERP DRAINAGE PATTERS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm

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10. GENERAL CONDITIONS

10.TRANS. 13 MAP - PERP DRAINAGE PATTERS (cont.) RECOMMND

flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

10.TRANS. 14 MAP - OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.TRANS. 15 MAP - INCREASE RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 3 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

50.FIRE. 4 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1137 and Change of Zone No. 7821 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 6 MAP - FINAL PLAN OF DEVELOPMNT RECOMMND

The land divider shall submit a Final Plan of Development to the County Planning Department to be reviewed and approved by the County Planning Department- Minor Permit Division pursuant to Section 7.11 of County Ordinance No. 348. The Final Plan of Development shall contain the following elements:

A. The site's precise grading plan showing all lots, building footprints, setbacks, yard spaces, fences, and the floor plan and elevation assignment for each lot.

B. Construction plans of all dwelling units within the subdivision. The plans shall be in a form suitable for submission to the Department of Building and Safety for plan review.

C. A typical mechanical plan showing the location and placement of mechanical equipment for each dwelling.

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 31 MAP - CC&R RES HOA COMMON AREA RECOMMND

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

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

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The home owners' association established herein shall manage and continuously maintain the 'common area', more

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES HOA COMMON AREA (cont.) RECOMMND

particularly described on Tentative Tract Map No. 36590, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 37 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 38 MAP - REMOVAL OF STRUCTURES RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Division that all existing structures on the subject property have been properly removed.

TRANS DEPARTMENT

50.TRANS. 1 MAP-LC LNDSCP COMMON AREA MAIN RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation

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50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP-LC LNDSCP COMMON AREA MAIN (cont.) RECOMMND

Department, Landscape Section.

50.TRANS. 2 MAP - EASEMENT/SUR RECOMMND

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.

50.TRANS. 3 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Forest Boundary Road and so noted on the final map.

50.TRANS. 4 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 5 MAP - SOILS 2 RECOMMND

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

50.TRANS. 6 MAP - CORNER CUT-BACK I/SUR RECOMMND

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

50.TRANS. 7 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 8 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Forest Boundary Road.
- (2) Streetlights.
- (3) Street sweeping.

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

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

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

50.TRANS. 9 MAP - UTILITY PLAN RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - UTILITY PLAN (cont.) RECOMMND

submitted to the Transportation Department for verification purposes.

50.TRANS. 10 MAP - LANDSCAPING RECOMMND

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

Landscaping shall be improved within Forest Boundary Road.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 11 MAP - INTERSECTION/50' TANGENT RECOMMND

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.

50.TRANS. 12 MAP - IMP PLANS RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

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50.TRANS. 13 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 14 MAP - SIGNING & STRIPING PLAN RECOMMND

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

or as approved by the Director of Transportation.

50.TRANS. 15 MAP - EXISTING MAINTAINED RECOMMND

Forest Boundary Road along project boundary is a paved County maintained road designated Collector Road and shall be improved with 44 foot full-width AC pavement, 6" concrete curb and gutter, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461.

NOTE: A 5' sidewalk (on the project side) shall be constructed 7' from the curb line within the 15' parkway.

As part of the improvements to Forest Boundary Road, the project proponent shall ensure adequate sight distance is provided and pedestrian safety features will be added as necessary, per the Director of Transportation.

This condition was modified at Planning Commission on February 18, 2015.

50.TRANS. 16 MAP - IMPROVEMENTS RECOMMND

"A" and "B" Streets, and portion of "C" Street from Forest Boundary Road to lot 43 are reserved private streets and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within a 46' private road easement in accordance with County Standard No. 105, Section "A". (36'/46') (Modified for reduced easement width from 56' to 46'.)

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - IMPROVEMENTS (cont.) RECOMMND

NOTE: 1. A 5' concrete sidewalk shall be constructed adjacent to the curb line within the 5' parkway.

"C" Street, from "B" Street to lot 43 is a reserved private street and shall be improved with 28' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (on one side) within a 35' private road easement in accordance with County modified Standard No. 105, Section "A". (28'/35') (Modified for reduced easement width from 56' to 35' and reduced improvement from 36' AC pavement to 24' AC pavement.)

NOTE: 1. A 5' concrete sidewalk (on one side) shall be constructed adjacent to the curb line within the 5' parkway.

2. Transition from 28' to 36' AC pavement shall be constructed as directed by the Director of Transportation.

50.TRANS. 17 MAP - EASEMENTS RECOMMND

The project shall provide easements for those storm drainage facilities not maintained by the HOA.

50.TRANS. 18 MAP - VACATION/ABANDONMENT RECOMMND

The applicant by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Forest Boundary Road. Accordingly, prior to the recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, the 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19

MAP - SECONDARY ACCESS

RECOMMND

Prior to map recordation, the project proponent shall provide secondary access for this Tract Map:

Said access shall utilize Retreat Parkway through the Retreat Residential Development (Tract Map No. 30241) ultimately connecting to Knabe Road. The project proponent shall provide to the County a written agreement, in a form approved by the County's Transportation and Fire Departments, with the Retreat Residential Development (Retreat) which grants the project access to the Retreat's gates and permission to utilize Retreat Parkway in the event of emergency evacuation. The agreement shall be binding and remain effective in perpetuity upon recordation in the Official Records of the County of Riverside.

The homeowners' association established herein shall fund said gate access per the approved agreement. The agreement shall not be amended without the consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

This condition was modified at Planning Commission on February 18, 2015.

50.TRANS. 20

MAP - WQMP REQMNT ON ECS

RECOMMND

A notice of the WQMP requirements shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

50.TRANS. 21

MAP - SUBMIT PLANS

RECOMMND

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21 MAP - SUBMIT PLANS (cont.) RECOMMND

hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

50.TRANS. 22 MAP - WQMP MAINT DETERMINATION RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

50.TRANS. 23 MAP - ONSITE ESMT ON FINAL MAP RECOMMND

Onsite drainage facilities located outside the 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".

50.TRANS. 24 MAP - OFFSITE ESMT OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.TRANS. 25 MAP - WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT RECOMMND

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, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 16 MAP-DELINEATE EXISTING S.D. RECOMMND

Tentative Tract Map No. 35249 indicates an existing 30" storm drain traversing lots 20-25 and proposes relocate the storm drain system.

Prior to the issuance of a grading permit, the existing storm drain system shall be clearly delineated on the grading plan and the project soils report shall provide recommendations for the removal and backfill of the existing storm drain system.

60.BS GRADE. 17 MAP-EMERGENCY OVERFLOW DEVICE RECOMMND

Subsurface drainage, flowing in easements adjacent to or in lots for homes, shall provide emergency overflow facilities - in case the subsurface drainage is blocked - to prevent inundation of residential lots.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

PLANNING DEPARTMENT

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

60.PLANNING. 3 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 12 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 22 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - FEE BALANCE (cont.) RECOMMND

a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 23 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 25 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1137 and Change of Zone No. 7821 have been approvd and adopted by the Board of Supervisors and have been made effective.

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

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

60.TRANS. 2 MAP - SUBMIT FINAL WQMP RECOMMND

A copy of the approved project specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 MAP - SUBMIT FINAL WQMP (cont.) RECOMMND

BMP improvement plans and any other necessary documentation with supporting hydrologic and hydraulic calculations to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall be shown on the grading plans, where applicable.

60.TRANS. 3 MAP - PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.TRANS. 4 MAP - SECONDARY ACCESS RECOMMND

Prior to issuance of any grading permit, the project proponent shall provide secondary access for this Tract Map:

Said access shall utilize Retreat Parkway through the Retreat Residential Development (Tract Map No. 30241) ultimately connecting to Knabe Road. The project proponent shall provide to the County a written agreement, in a form approved by the County's Transportation and Fire Departments, with the Retreat Residential Development (Retreat) which grants the project access to the Retreat's gates and permission to utilize Retreat Parkway in the event of an emergency evacuation. The agreement shall be binding and remain effective in perpetuity upon recordation in the Official Records of the County of Riverside.

The homeowners' association established herein shall fund said gate access per the approved agreement. The agreement shall not be amended without the consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

This condition was addedd at Planning Commission on February 18, 2015.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT (cont.) RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - BUILDING SEPARATION RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Fireplaces may encroach one (1) foot into the side yard setback. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 3 MAP - SIDE YARD SETBACKS RECOMMND

All street side yard setbacks shall be a minimum of ten (10) feet.

80.PLANNING. 4 MAP - FRONT YARD LANDSCAPING RECOMMND

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

80.PLANNING. 5 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - NO CROSS LOT DRAINAGE RECOMMND

Lots shall be graded to drain to the street with no cross lot drainage permitted. Drainage shall be indicated on the Final Plan of Development.

80.PLANNING. 9 MAP - ELEVATION & FLOOR PLAN RECOMMND

Elevations and floor plans shall substantially conform to approved Exhibit B and C.

80.PLANNING. 10 MAP - COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown on approved Exhibit B and C.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 MAP - PARKING SPACES

RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

80.PLANNING. 12 MAP - FINAL SITE OF DEVELOPMNT

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

A. The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, fencing, entry monuments (location and elevation), mechanical equipment, and the house floor plan and elevation assignments on individual lots.

2. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers where possible (trade names also acceptable).

3. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations.

4. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 MAP - FINAL SITE OF DEVELOPMNT (cont.) RECOMMND

B. Model home complex plot plans shall not be approved without Final Site Plan approval. The submittal and approval of plot plans may be phased provided:

1. A subdivision phasing plan has been approved.

2. A separate plot plan shall be submitted to the Planning Department for each approved tract phase along with the current fee.

3. Each individual plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

C. Subdivision development shall conform to the approved plot plan and shall conform to the design guidelines and requirements found in the approved Design Manual, Exhibit _____.

80.PLANNING. 13 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 20 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Corona-Norco Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 29 MAP - BASIN FENCING RECOMMND

Prior to building permit issuance, the applicant shall submit wall/fencing plans for review and approval by the Planning Department and Building and Safety. In particular, the proposed wall/fencing around the detention basin shall be submitted for Planning Department review and approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30

MAP - PARKS PLAN

RECOMMND

Prior to building permit issuance, the developer/builder shall submit a parks plan to the Planning Department outlining all the recreational amenities in the tract including trails, equipment, structures, paths. This plan shall be reviewed and approved by the Planning Department.

TRANS DEPARTMENT

80.TRANS. 1

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

special district such as LMD/CSA/CFD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

80.TRANS. 2 MAP - LC LANDSCAPE SECURITY RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 3 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or

TRACT MAP Tract #: TR35249

Parcel: 282-180-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Forest Boundary Road.
- (2) Streetlights.
- (3) Street sweeping.

80.TRANS. 4 MAP - LC LNDSCPNG PROJ SPECIFC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. All slopes, including basins, will need to meet minimum erosion control planting and irrigation requirements per County Standards. (Basin slopes were called out to be a native grass hydroseed mix).

80.TRANS. 5 MAP - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

80.TRANS. 6 MAP - ESTABLISH MAINT ENTITY RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

TRACT MAP Tract #: TR35249

Parcel: 282-180-009

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall 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. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, 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.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, 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 facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

TRACT MAP Tract #: TR35249

Parcel: 282-180-009

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

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

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered

TRACT MAP Tract #: TR35249

Parcel: 282-180-009

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-5282

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a six (6) foot high decorative block wall on the project perimeter consistent with TENTATIVE TRACT MAP NO.35249. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 6 MAP - WALL AND FENCING COMPLI. RECOMMND

Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans and Exhibit L landscaping plans.

TRACT MAP Tract #: TR35249

Parcel: 282-180-009

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 MAP - FUTURE RESIDENT NOTIFY RECOMMND

The developer shall provide evidence that a mechanism is in place to notify those future residential property owners adjacent to the Light Industrial land use designation, that their property they are purchasing is adjacent to land designated as Light Industrial, and could potentially be developed as industrial uses.

90.PLANNING. 11 MAP - QUIMBY FEES (2) RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 MAP - LC LNDSCP INSPECT DEPOSI RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 2 MAP- LNDSCP INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department

TRACT MAP Tract #: TR35249

Parcel: 282-180-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP- LNDSCP INSPECTION RQMT (cont.) RECOMMND

80,TRANS.2 condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS.1 condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 3 MAP - LC COMPLY W/LNDSCP/IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

90.TRANS. 4 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 5 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

TRACT MAP Tract #: TR35249

Parcel: 282-180-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - STREETLIGHTS INSTALL (cont.) RECOMMND

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 6 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 7 MAP - 80% COMPLETION RECOMMND

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

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

TRACT MAP Tract #: TR35249

Parcel: 282-180-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - 80% COMPLETION (cont.) RECOMMND

improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 8 MAP - LANDSCAPING RECOMMND

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

Landscaping shall be improved within Forest Boundary Road.

90.TRANS. 9 MAP - BMP EDUCATION RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website:

TRACT MAP Tract #: TR35249

Parcel: 282-180-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 MAP - BMP EDUCATION (cont.) RECOMMND

www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 10 MAP - BMP MAINT AND INSPECTION RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 11 MAP - FACILITY COMPLETION RECOMMND

The Transportation Department will not release occupancy permits for any residential lot within the map or phase within the map prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

03/23/15
07:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 59

TRACT MAP Tract #: TR35249

Parcel: 282-180-009

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1

MAP - PARK CONSTRUCTION

RECOMMND

Prior to the 15th building permit issued for single family residence in the tract, the developer shall construct all recreational amenities as per TENTATIVE TRACT MAP NO. 35249, or sooner.

VARIANCE Case #: VAR01895

Parcel: 282-180-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 VAR - PROJECT DESCRIPTION RECOMMND

The variance requests to encroach 5 feet into the 20 foot front yard setback on 13 of the 51 proposed residential lots to accommodate a front yard porch on the building.

10. EVERY. 2 VAR - HOLD HARMLESS RECOMMND

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 VARIANCE; 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 VARIANCE, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

10. EVERY. 3 VAR - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the

VARIANCE Case #: VAR01895

Parcel: 282-180-009

10. GENERAL CONDITIONS

10. EVERY. 3 VAR - 90 DAYS TO PROTEST (cont.) RECOMMND

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 this approval or conditional approval of this application.

PLANNING DEPARTMENT

10.PLANNING. 1 VAR - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 VAR - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 4 VAR - VARIANCE APPLIED TO LOTS RECOMMND

The variance to encroach 5 feet into the 20 foot front yard setback shall only be applicable to Plan 1 lots per APPROVED EXHIBIT S (site plan). Only these 13 lots will

03/19/15
10:07

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

VARIANCE Case #: VAR01895

Parcel: 282-180-009

10. GENERAL CONDITIONS

10.PLANNING. 4 VAR - VARIANCE APPLIED TO LOTS (cont.) RECOMMND

have its front yard setback reduce to 15 feet minimum for
the purposes of a porch in front of the building.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 VAR - EXPIRATION DATE FOR MAP RECOMMND

This approval shall be used within the same period of
time that the land division approval may be used,
otherwise this variance shall become null and void.

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

DATE: April 16, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Public Health Dept-M.Osur
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv.Co. Landscaping Section-M.Hughes

Riv.Co. Park Department
P.D. Archaeology Section-D. Jones
Riverside Transit Agency
Riv. Co. Waste Management Dept.
Riv. Co. Survey
Riverside Transit Agency
1st District Supervisor
1st District Planning Commissioner
Corona-Norco Unified School District
Temescal Canyon MAC

Lee Lake Water District
SBC and Verizon
Comcast & Time Warner
City of Corona
Southern California Edison
Southern California Gas Co.

GENERAL PLAN AMENDMENT NO.1137, CHANGE OF ZONE NO.7821, TENTATIVE TRACT MAP NO. 35249 – EA42676 - Applicant: Rancho Way LLC – Engineer/Representative: Mayers and Associates Civil Engineering - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial and Rural: Rural Residential – Location: Northly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, westerly of Forest Boundary Parkway – 12.3 gross acres - Zoning: Manufacturing-Service Commercial and Residential Agricultural-2½ Minimum - **REQUEST:** The **General Plan Amendment** proposes to change the project site's current General Plan Land Use designation from Community: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Rural: Rural Residential. The **Change of Zone** proposes to change the existing zoning from Manufacturing-Service Commercial and Residential Agricultural-2½ Minimum to Planned Residential and Residential Agricultural-2½ Minimum. The **Tentative Tract Map** proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 square feet, 2 open space lots, 1 water quality basin lot, 1 parks lot, and 3 landscape lots on 12.3 gross acres. - APNs: 282-180-006 and 282-180-009

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 8, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Paul Rull, Project Planner, at (951) 955-0972 or email at prull@rctlma.org / **MAILSTOP# 1070**.

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.

LAND DEVELOPMENT COMMITTEE
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: May 19, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv.Co. Landscaping Section-M.Hughes

Riv.Co. Park Department
P.D. Archaeology Section-D. Jones

GENERAL PLAN AMENDMENT NO.1137, CHANGE OF ZONE NO.7821, TENTATIVE TRACT MAP NO. 35249 AMENDED #1 – EA42676 - Applicant: Rancho Way LLC – Engineer/Representative: Mayers and Associates Civil Engineering - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial and Rural: Rural Residential – Location: Northly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, westerly of Forest Boundary Parkway – 12.3 gross acres - Zoning: Manufacturing-Service Commercial and Residential Agricultural-2½ Minimum - **REQUEST:** The **General Plan Amendment** proposes to change the project site's current General Plan Land Use designation from Community: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Rural: Rural Residential. The **Change of Zone** proposes to change the existing zoning from Manufacturing-Service Commercial and Residential Agricultural-2½ Minimum to Planned Residential and Residential Agricultural-2½ Minimum. The **Tentative Tract Map** proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 square feet, 2 open space lots, 1 water quality basin lot, 1 parks lot, and 3 landscape lots on 12.3 gross acres. - APNs: 282-180-006 and 282-180-009

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment agenda on June 19, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Planning, Environmental Programs Division, Geology, Archaeology, Landscaping, Transportation, Environmental Health Services, Fire, Building & Safety: Grading

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Planner, at (951) 955-0972 or email at prull@rctlma.org / **MAILSTOP# 1070.**

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.

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 19, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety- Plan Check
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv.Co. Landscaping Section-M.Hughes
Riv.Co. Park Department

P.D. Archaeology Section-D. Jones

GENERAL PLAN AMENDMENT NO.1137, CHANGE OF ZONE NO.7821, TENTATIVE TRACT MAP NO. 35249 AMENDED #2 – EA42676 - Applicant: Rancho Way LLC – Engineer/Representative: Mayers and Associates Civil Engineering - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial and Rural: Rural Residential – Location: Northly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, westerly of Forest Boundary Parkway – 12.3 gross acres - Zoning: Manufacturing-Service Commercial and Residential Agricultural-2½ Minimum - **REQUEST: The General Plan Amendment** proposes to change the project site's current General Plan Land Use designation from Community: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Rural: Rural Residential. The **Change of Zone** proposes to change the existing zoning from Manufacturing-Service Commercial and Residential Agricultural-2½ Minimum to Planned Residential and Residential Agricultural-2½ Minimum. The **Tentative Tract Map** proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 square feet, 2 open space lots, 1 water quality basin lot, 1 parks lot, and 3 landscape lots on 12.3 gross acres. - APNs: 282-180-006 and 282-180-009

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment agenda on September 11, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Planning, Environmental Programs Division, Geology, Archaeology, Landscaping, Transportation, Environmental Health Services, and Fire.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Planner, at (951) 955-0972 or email at prull@rctlma.org / **MAILSTOP# 1070.**

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.

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

DATE: April 16, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Public Health Dept-M.Osur
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv.Co. Landscaping Section-M.Hughes

Riv.Co. Park Department
P.D. Archaeology Section-D. Jones
Riverside Transit Agency
Riv. Co. Waste Management Dept.
Riv. Co. Survey
Riverside Transit Agency
1st District Supervisor
1st District Planning Commissioner
Corona-Norco Unified School District
Temescal Canyon MAC

Lee Lake Water District
SBC and Verizon
Comcast & Time Warner
City of Corona
Southern California Edison
Southern California Gas Co.

GENERAL PLAN AMENDMENT NO.1137, CHANGE OF ZONE NO.7821, TENTATIVE TRACT MAP NO. 35249 – EA42676 - Applicant: Rancho Way LLC – Engineer/Representative: Mayers and Associates Civil Engineering - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial and Rural: Rural Residential – Location: Northly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, westerly of Forest Boundary Parkway – 12.3 gross acres - Zoning: Manufacturing-Service Commercial and Residential Agricultural-2½ Minimum - **REQUEST: The **General Plan Amendment** proposes to change the project site's current General Plan Land Use designation from Community: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Rural: Rural Residential. The **Change of Zone** proposes to change the existing zoning from Manufacturing-Service Commercial and Residential Agricultural-2½ Minimum to Planned Residential and Residential Agricultural-2½ Minimum. The **Tentative Tract Map** proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 square feet, 2 open space lots, 1 water quality basin lot, 1 parks lot, and 3 landscape lots on 12.3 gross acres. - APNs: 282-180-006 and 282-180-009**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 8, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Paul Rull, Project Planner, at (951) 955-0972 or email at prull@rctlma.org / **MAILSTOP# 1070**.

Please see page 2

DATE: April 30, 2014

SIGNATURE: _____

Charissa Leach

PLEASE PRINT NAME AND TITLE: Charissa Leach, First District Planning Commissioner

TELEPHONE: 951.500.5325

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.

GPA No. 1137, CZ No. 7821, TTM No. 35249

Leach LDC Comments – Pg. 2

1. Would like to see the existing RR GP designation and Existing Zoning of RA 2 ½ be revised to be consistent with each other and maybe even to an open space designation.
2. Please discuss the potential for this project providing a 'mini design guideline' for future buyers, in lieu of the provided architectural elevations and floor plans. This appears to be a perfect example of where we could go with the preliminary requirements. It may be too soon but I would like to investigate the options.



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

December 17, 2014

TO: Paul Rull, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Tentative Tract Map No. 35249

In regards to Tentative Tract Map No.35249, I recommend that the property owners, on the northern portion of the tract, are informed and acknowledge the potential noise from future industrial activities which may require a possible 8 to 16 feet noise barrier adjacent to their backyards. The size of the barrier is dependent on the proposed type and design of the future industrial complex. There are unknown variables when not knowing what type of project and any proposed design that will be incorporated to mitigate any noise generated to sensitive receptors (residences). The project could require a minimal size noise barrier or may go with the maximum height to achieve the Riverside County's noise standards for stationary noise sources.

Please contact me if you have any questions.

Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist

TEMESCAL VALLEY MUNICIPAL ADVISORY COUNCIL

Minutes of the June 11, 2014 Meeting

7:00 P.M.

The Lodge - Trilogy
24503 Trilogy Parkway
Corona, CA 92883

I. Pledge of Allegiance

II. Roll Call

Present: Eric Werner (Chair)
Present: Jerry Sincich (Vice-Chair)
Absent: Bob Hafner

Present: Craig Deleo
Present: Roberta Tandy
Present: Jack Wyatt (Alternate)

III. Approval of Minutes

A. May 14, 2014 TVMAC meeting minutes approved

IV. Reports

A. Update from Sheriff Department – Deputy Whitford

1. The recent Temescal Valley criminal activity
 1. May criminal activity includes: 1) Larceny (8); 2) Aggravated Assault (4); 3) Burglary (3); 4) Robbery (1); 5) Motor Vehicle Theft (6)
2. Total calls for service in May were 407 for the Sheriff Department

B. Update from Cal Fire Department – Chief Tony Mecham

1. Meeting with the Sheriff Department on a joint evacuation plan between Sheriff and Fire Departments in preparation for fire season activities
2. Moving forward with acquiring a property for the relocation of fire station 15. Prioritized the four identified sites. Will work with county real estate and property owner in order of priority on possible acquisition of the property
3. Two complaints on the lighting of fires in the wash. They will be looked into.

C. Update from Waste Management – Lily Quiroa

1. Lily filling in for Miriam while she is out of the office
2. Come and visit the landfill while it is in its current construction phase
3. Received a \$4,000 grant for a cleanup in the Temescal Valley. We have received \$20,000 in grants for cleanup in the Temescal Valley
4. Summer Day Camp for the kids at the Landfill begins at the end of July

D. Update from Assemblywoman Melissa Melendez's Office – Deni Horne

1. All pieces of legislation have to pass out of their house of origin. Three of Assemblywoman Melissa Melendez's bills made the cut.
 1. Whistle blower bill that protects legislative employees who report improper governmental activity
 2. Building permit streamlining, that would allow three local building departments across the state to create an alternative way to review and approve architectural plans for residential building projects
 3. Legislation encourages all public schools to acquire and maintain an automated external defibrillator (AED). Allows the placement of these devices in schools. This is supported by law enforcement and fire.
2. Three bills that did not pass. Two were: 1) Exempting Veteran Disability pay from state income tax; 2) Exemption for the minimum franchise tax

E. Riverside County Economic Development Agency – Vincent Coffeen

1. At the last update of the Temescal Valley Monuments project, an approximate timeline for completion was the end of this month. Challenges along the way included: 1) real estate;

- 2) gift land that didn't have to define access easements; 3) environmental work; 4) design and plan check; 5) bid award. The challenges have impacted the schedule.
2. Initial cost estimate of around \$300,000. The bids came in at \$380,000. Since bids were higher, the design team was pared with the contractor and together they figured out a way to bring down the costs to what was acceptable to us and what we could afford to pay.
3. The one remaining challenge is the Board of Supervisors approval. Board approval expected either June 17th or July 1st.
4. Upon Board approval the next step is construction. The southbound sign construction completion date is expected in August and the northbound sign construction completion date is expected in October.

F. Update from WeRTV – Jannlee Watson

1. The Residents for Temescal Valley organization committees continue its active role in the Temescal Valley
 1. Public Safety
 1. Committee working with Sheriff Department to gain additional ROV patrol for off-road vehicles in the Dawson Canyon/Spanish Hills neighborhoods
 2. Identity
 1. Wildrose Ranch and Horsethief Canyon Ranch HOAs will be changing their billing addresses to reflect a Temescal Valley address
 2. Since there is no Temescal Valley code number in the Realtor multiple listing service, the committee will request a Temescal Valley code number
 3. Next committee meeting at 6:00 PM on July 3rd at Senor Toms
 3. Beautification
 1. The offer of community signs has been accepted by 6 Temescal Valley communities. Four communities have Temescal Valley signage on their agenda
 2. A July 12th cleanup is planned at the historic tanning vats at TCR which is across from the Shell station
 3. Next Beautification meeting at 7:00 PM on July 3rd at Senor Toms
 4. Business
 1. The committee is looking for a host for the next business mixer
 5. Development
 1. Submitted recommendations to county staff on the TDAC and Drill Tech developments located on Forest Boundary Road
 2. Committee working on its recommendation for Toscana
 6. Legislative
 1. Updating the Temescal Valley Design Guidelines
 2. Checking on the irregularity that led to Weirick Road voters receiving ballots for the Second Supervisorial District instead of the First District in which they are located
 3. Reviewing why the Leinen Business Park Development was approved in January 2012 by the Board of Supervisors and was never brought before the MAC. Also checking on what recourse we have as this development will be highly visible to residents on the west side of the Valley
 7. Parks & Trails
 1. Amie Kinne will chair the new Parks & Trails committee

G. El Sobrante Landfill Citizens Oversight Committee

1. The El Sobrante Landfill Citizens Oversight Committee consisting of five members was appointed by the Board of Supervisors to review and provide feedback to the Board of Supervisors on matters pertaining to projects, operations, annual reports and direction on the use of the El Sobrante mitigation fund
2. The committee members include Rob Mucha, Amie Kinne, Paul Rodriguez, Jana Walche, Jack Wyatt

3. The next meeting of the El Sobrante Landfill Citizens Oversight Committee is July 16, 2014 at 10:00 AM at the Lee Lake Water District. I expect that most of you will find the meetings very informative.
4. The El Sobrante Landfill Citizens Oversight Committee meeting minutes are located on the County Waste Management website
(<http://www.rivcowm.org/opencms/coccorner/index.html>)

V. New Business

- A. Update on 91 Freeway Construction – Anne Mayer, Executive Director, Riverside County Transportation Commission
 1. Close to 280,000 vehicles travel the 91 Freeway daily
 2. The traffic delays on the eastbound 91 in the afternoon is in the top 8 in the nation
 3. Using the design-build approach will save up to three years on project construction. The new lanes are expected to be open by 2017.
 4. The design-build contract was awarded to Atkinson Contractors and Walsh Construction Company.
 5. The Interstate 15 and 91 Freeway connector is being rebuilt. A separate northbound I-15 connector to the 91 westbound will be developed.
 6. The 91 project includes: 1) 11 bridges; 2) widening 21 bridges; 3) improving 6 interchanges; 4) 22 intersections; 5) 95 retaining walls; 6) 287,000 s.f. sound walls; 7) 90,000 feet of drainage system
 7. The Fast Track responders currently being used will work on the new 91 & I-15 toll roads. Thus a seamless transition will be achieved.
 8. Using roving tow trucks to move vehicles off the freeway to reduce delays. Construction safety is very important. Drivers should slow down and watch for construction activity especially during the evening.
 9. Expect lane closures during evening construction on the freeway
 10. High level of California Highway Patrol presence during construction to assure construction zone safety
 11. Encouraging people to use the Metrolink during construction
 12. Encouraging people to sign up to receive the 91 project construction alerts at <http://www.sr91project.info>
 13. The I-15 express lanes project to begin once the 91 project is completed. The project proposes to construct one to two tolled express lanes in each direction between the I-15/Cajalco Road interchange and the I-15/State Route 60 interchange. This project is expected to be completed by 2020.
 14. Tolls collected on the toll roads must be spent on the road corridor upon which they were collected
 15. The toll policy on the 91 Freeway will mirror that of Orange County. The toll policy on the I-15 is yet to be determined. Different toll models are being evaluated for the I-15.
 16. The Foothill Parkway extension project started a couple of months ago. RCTC came up with funding for this project when the City of Corona received unexpected high bids on the project.
- B. Water update – Al Lopez, Brenda Dennstedt & Rachel McGuire, Western Municipal Water District
 1. The water for the Temescal Valley comes from the Northern California delta area and the Colorado River. The Western Municipal Water District provides water to the Lee Lake Water District. The Lee Lake Water District provides water to the Temescal Valley.
 2. This year is the driest on record. Metropolitan Water District has stored water to tide us over during this drought.
 3. The Western Municipal Water District serves approximately 1.0 million customers. By the year 2030 the Water District is expected to serve 1.0 to 1.5 million customers.
 4. During the drought people need to be more efficient in their water usage. It is estimated that 70 – 80% of the water used in a home is for outside uses and 50% of the water used outside is wasted.

5. It is estimated that a water reduction of 20% can be achieved by: 1) cutting the outside water irrigation time by one minute; 2) fix irrigation leaks
 6. Visit the Western Municipal Water District website www.wmwd.com for consumer programs including Master Gardener landscaping ideas
 7. Temescal Valley communities are encouraged to visit the water efficient garden any time for ideas on home landscaping. The garden is located at 450 E. Alessandro Blvd., Riverside, CA.
 8. Potential water bond in November.
- C. Update on the Proposed 53 Home Development on Forest Boundary Road – Doug Woodward, TDAC Development
1. Second presentation of the TDAC project to the Temescal Valley. This project has been submitted to the County. The project site is 12.3 acres. This project requires a change from General Plan Use – Light Industrial (LI) and Zoning – M-SC “Manufacturing – Service Commercial” to General Plan Designation – MDR and Zoning – R-4 (Planned Residential).
 2. The proposed Forest Boundary Residential Project include: 1) 53 single family homes; 2) two-story homes from 2,000 to 2,400 s.f.; 3) density – 4.31 du/ac; 4) lot size of 4,387 s.f.; 5) private streets with parking on both sides of street; 6) private park area – 1.3 Ac. – 56,563 s.f. (includes park slope) .80 acres – 34,593 s.f. (pad area only); 7) park area ratio well in excess of Wildrose and Sycamore Creek Masterplans; 8) open space area – 2.2 acres; 9) water quality/infiltration basin (0.66 acres); 10) ample on-site parking provided with 106 garage spaces (2 per home), 76 street parallel spaces (1.4 per home), 106 driveway spaces (2 per home).
 3. The Temescal Valley community objections to this proposed project include: 1) insufficient park space for community residents; 2) Forest Boundary Project Community residents would utilize Wildrose and Retreat community parks (private); 3) the ability of handicap vehicles to navigate the project pendant lots; 4) lot sizes are too small; 5) no buffer between the Forest Boundary Residential Project and the commercial land uses.

VI. Old Business

- A. Report from Supervisor Kevin Jeffries Office – Kristen Huyck, Legislative Assistant
1. Encourage everyone to review the General Plan update on the Riverside County Transportation Planning Department website. Working on a Planning Department presentation in the Temescal Valley on potential Temescal Valley General Plan changes.
 2. Public Safety event at Trilogy
 3. Potential work on smoothing out Dead Man's curve
- B. Transportation Update
1. Open house public meeting on the 91 Project at the Corona Public Library on Thursday, June 19, 2014 from 6:00 – 8:00 PM
 2. Handout on the multiuse trail road from Highway 74 to Bedford Motorway. The trail is frequently used by hikers, mountain bikers, licensed off road motorcycles and four wheel drive vehicles. Handout has information on the camp site.
- C. Community Calendar

VII. Public Comments

- A. Wildrose Ranch Water Saving Workshop on Saturday, June 28, 2014 from 10:00 AM to 12:00 PM. Ways to save water and be more water efficient.
- B. A community member concerned about the appearance of the Leinen Business Park and the impact on the community
- C. A community member asked that things that come up for public comment in the 1st District should be presented at all the MAC's
- D. Through next fiscal year Lee Lake Water District reports no change in water rates to Temescal Valley customers

- E. Concern about the Sheriff Department sending two cars, one from the Elsinore Station and the second from the Perris Station, to respond to a Temescal Valley call for service. There should be a more efficient method for servicing the Temescal Valley.

VIII. Items for Future Agendas

- A. Updates from Riverside County Sheriff, Fire and Code Enforcement Departments
- B. Update from the Lee Lake Water District
- C. Valley-Ivyglen Subtransmission Project
- D. Temescal Valley Community Signage
- E. Speedway Development Project
- F. General Plan Update
- G. Leinen Business Park Update

IX. Date of Next Meeting

- A. The next meeting will be at 7:00 PM on Wednesday, July 9, 2014 at The Lodge – Trilogy, 24503 Trilogy Parkway, Temescal Valley, CA 92883. TVMAC is considering not having a meeting in August 2014.

MEETING ADJOURNED

1st District Supervisor Kevin Jeffries

4080 Lemon Street, 5th Floor

PO Box 1527

Riverside, CA 92502

Phone: (951) 955-1010

Fax: (951) 955-1019

DISTRICT1@rcbos.org

<http://www.rivcodistrict1.org/>

Chairperson Contact Information:

Eric Warner

ewerner@wernercorp.net

Ph: 951.277.3900

TEMESCAL VALLEY MUNICIPAL ADVISORY COUNCIL

Minutes of the November 13, 2013 Meeting

7:00 P.M.

The Lodge - Trilogy
24503 Trilogy Parkway
Corona, CA 92883

I. Pledge of Allegiance

II. Roll Call

Present: Eric Werner (Chair)
Absent: Jerry Sincich (Vice-Chair)
Present: Bob Hafner

Present: Craig Deleo
Present: Roberta Tandy
Present: Jack Wyatt (Alternate)

III. Approval of Minutes

A. June 12, 2013 Minutes Approved

IV. New Business

A. Update from 67th Assembly District Assemblywoman Melissa Melendez – Not Present

B. Update from Sheriff's Dept. – Lt Zachary Hall

1. Low amount of crime rate in the valley
2. Discussed that police don't spend time in our area because of low volumes and minor forms of crime that occur in our area.
3. The Lt will discuss with his officers about spending more time out in our area. He wants the officers to become more of stewarts in our neighborhoods
4. Most of the crimes that do occur appear to be happening at highest rate in Horsethief. The crimes are small thefts and some domestic violence

C. Update from the Cal-Fire – Chief Tony Mecham

1. Thanked the community for all their support of Station 64 during the annexation process. They consider it an honor to serve in our neighborhood.
2. Over 80% of our calls were medical calls
3. The fire calls they did go out on one was a small structural fire in the valley and the other calls were some of the areas where woods and grass did catch fire

D. Lee Lake Water District Update on Temescal Canyon Pipeline Project – General Manager Jeff Pape;

1. Discussed the route of the pipelines that Lee Lake will be installing along Temescal Road
2. Discussed some of the services they will be bringing to Toscana upcoming construction
3. Discussed working most of the time at night to minimize traffic restrictions.
4. Discussed instead of routing traffic off of Temescal road they will use employees to traffic control while work is going on.

E. Presentation by TDAC Development on Tentative Tract Map which includes 56 single family lots located at 22395 Forest Boundary Road in the Temescal Valley

1. Company presented the location of the property right outside of Wildrose and the Retreat subdivision. They described the lay out of the neighborhoods, the size of the yards, and the entrances and exits in the neighborhoods
2. Concerns brought up by community members
 - a. Adding too much traffic to an already congested area because of the other communities
 - b. Minimal amenities in the community. This would result in homeowners going and using near by communities resources
 - c. Home to yard size not the same as surrounding communities.

- F. Update on Laticrete Project – Larry Markham on behalf of Clendenon Development – Not Present
- G. Update from Waste Management – Miriam Cardenas
 - 1. Just a reminder that soon they will be looking for volunteers to start working on the Temescal Valley Fair
- H. RFTV Update – Jannlee Watson
 - 1. The Residents for Temescal Valley (RFTV) continues to meet at Starbucks in the Sycamore Creek Vons shopping center, 8:30 AM most Saturdays
 - 2. RFTV continue to work and form committees. The goal is to form sub committees to help address some of the deficiencies that were voiced by residence during the no annexation process. The committees that were formed were
 - a. Development
 - b. Public Safety
 - c. Identity
 - d. Legislative
 - e. Transportation
 - f. Communication
 - g. Beautification

If you are interested in any of these committees, please get hold of Jannlee

V. Old Business

- A. Report from Supervisor Kevin Jeffries Office – Kristen Huyck, Legislative Assistant
 - 1. Discussed the marquees. Putting out the bid to start constructions. Finalizing all the land requirements so that construction can begin
- B. Update on Transportation - None
- C. Community Calendar

VI. Public Comments

VII. TVMAC Member Comments

VIII. Items for Future Agendas

- A. RTA Presentation
- B. Update Foothill Parkway extention

IX. Date of Next Meeting

- A. The next meeting will be February 12, 2014 (Dark in January) at The Lodge - Trilogy, 24503 Trilogy Parkway, Corona, CA 92883.
- B. Future TVMAC meetings will be held on the second Wednesday of the month. Meetings for remainder of 2013 and 2014 will be held at The Lodge – Trilogy

MEETING ADJOURNED

1st District Supervisor Kevin Jeffries

4080 Lemon Street, 5th Floor

PO Box 1527

Riverside, CA 92502

Phone: (951) 955-1010

Fax: (951) 955-1019

DISTRICT1@rcbos.org

<http://www.rivcodistrict1.org/>

Chairperson Contact Information:

Eric Warner

ewerner@wernercorp.net

Ph: 951.277.3900

Rull, Paul

From: Martin Field <martinfield@gmail.com>
Sent: Friday, February 06, 2015 10:28 AM
To: Rull, Paul

Dear Mr. Rull,

I am writing to express my deep concern regarding the the proposed general plan amendment No. 1137, change of zone No. 7821, tentative tract map No. 35249, variance No. 1895.

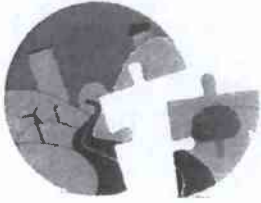
My wife and I moved to Temescal Valley 7 years ago because of its lack of densely populated areas and quiet neighborhoods. This proposal, if successful, will be adding 53 housing units literally in our back yard.

This is completely unacceptable. The space proposed looks like it could have maybe two single family homes on it, which is consistent with the other sized homes in the immediate area.

To consider such a large housing project in the area would be detrimental to the peace and tranquillity of our home and neighborhood and vehemently object to such a proposal.

Sincerely,

Martin Field



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TTM 35249 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Rancho Way LLC & Centennial Pkwy LLC E-Mail: Doug@tdacdev.com

Mailing Address: 111 Theory, Suite 250
Irvine CA 92617
City State ZIP

Daytime Phone No: (949) 463-1329 Fax No: (714) 434-6101

Engineer/Representative's Name: Mayers & Associates Civil Engineering E-Mail: Dmayers@mayerscivil.com

Mailing Address: 19 Spectrum Pointe Drive, Suite 609
Lake Forest CA 92630
City State ZIP

Daytime Phone No: (949) 599-0875 Fax No: (_____) _____

Property Owner's Name: Rancho Way LLC & Centennial Pkwy E-Mail: Doug@tdacdev.com

Mailing Address: 111 Theory, Suite 250
Irvine CA 92617
City State ZIP

Daytime Phone No: (949) 463-1329 Fax No: (714) 434-6101

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

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

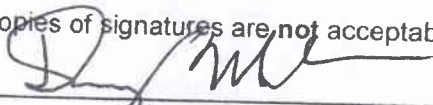
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Doug Woodward

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

See Next Page

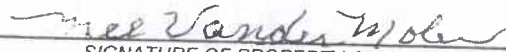
Rancho Way LLC & Centennial Pkwy, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Mel Vander Molen & Susan Vander Molen Trust

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 282-180-006 & 282-180-009

Section: 28 Township: 4S Range: 6W

Approximate Gross Acreage: 12.3 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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Doug Woodward

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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

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Rancho Way LLC & Centennial Pkwy, LLC (NIMA TACHAVI)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Mel Vander Molen & Susan Vander Molen Trust

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 282-180-006 & 282-180-009

Section: 28 Township: 4S Range: 6W

Approximate Gross Acreage: 12.3 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Retreat Parkway, South of Motor Way, East of Retreat Parkway, West of Forest Boundary Road.

Thomas Brothers map, edition year, page number, and coordinates: 2005, P. 804, B-2, C-2

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

A Single Family Residential Lot Planned Residential Development (PRD) Schedule "A" Tentative Tract Map

Related cases filed in conjunction with this request:

Change of Zone and General Plan Amendment

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

If yes, provide Case No(s). Parcel Map 9092 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: Geotechnical Reports

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

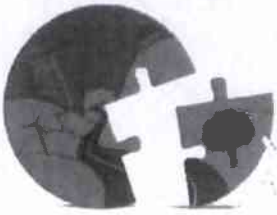
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

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

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 62,780 cubic yards



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> PLOT PLAN | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> PUBLIC USE PERMIT | <input checked="" type="checkbox"/> VARIANCE |

PROPOSED LAND USE: R-4 Planned Residential

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Section 8.90

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TTM 35249 VAR01895 DATE SUBMITTED: 12/17/14

APPLICATION INFORMATION

Applicant's Name: Rancho Way LLC & Centennial Pkwy LLC E-Mail: doug@tdacdev.com

Mailing Address: 111 Theory, Suite 250
Irvine CA 92630
City State ZIP

Daytime Phone No: (949) 463-1329 Fax No: (714) 434-6101

Engineer/Representative's Name: Myers & Associates Civil Engineering E-Mail: Dmayers@maycivil.com

Mailing Address: 19 Spectrum Pointe Drive, Suite 609
Lake Forest CA 92630
City State ZIP

Daytime Phone No: (949) 599-0875 Fax No: () _____

Property Owner's Name: Mel & Susan Vander Molen Trust E-Mail: doug@tdacdev.com

Mailing Address: 22281 Silverpointe Loop
Corona CA 92883
City State ZIP

Daytime Phone No: (949) 463-1329 Fax No: (714) 434-6101

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

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

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 12.3 Acres

General location (nearby or cross streets): North of Retreat Parkway, South of Motor Way, East of Retreat Parkway, West of Forest Boundary Road

Thomas Brothers map, edition year, page number, and coordinates: 20005, P.804, B-2, C-2

Project Description: (describe the proposed project in detail)

A single family Residential Lot Planned Development (PRD) Schedule "A" Tentative Tract Map

Related cases filed in conjunction with this application:

Change of Zone, General Plan Amendment, and Tentative Tract Map

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

If yes, provide Case No(s). Parcel Map 9092 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: Biology, Cultural, Geotechnical, Noise, Air Quality, Greenhouse gas, and Phase I.

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 62,780 cubic yards

APPLICATION FOR LAND USE PROJECT

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Doug Woodward

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Rancho Way LLC & Centennial Pkwy, LLC

PRINTED NAME OF PROPERTY OWNER(S)

see previous submittals or Applications

SIGNATURE OF PROPERTY OWNER(S)

Mel Vander Molen & Susan Vander Molen Trust

PRINTED NAME OF PROPERTY OWNER(S)

see previous submittals or Application

SIGNATURE OF PROPERTY OWNER(S)

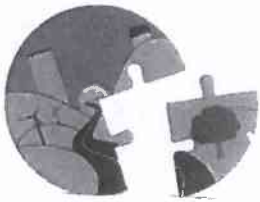
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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 282-180-006 & 282-180-009

Section: 28 Township: 4S Range: 6W



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA
PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR
ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01137 DATE SUBMITTED: _____

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: RANCHO WAY LLC & CENTENNIAL PKWY, LLC E-Mail: Doug@tdacdev.com

Mailing Address: 111 THEORY, SUITE 250

IRVINE CA 92617
City State ZIP

Daytime Phone No: (949) 463-1329 Fax No: (714) 434-6101

Engineer/Representative's Name: MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. E-Mail: Dmayers@mayerscivil.com

Mailing Address: 19 SPECTRUM POINTE DRIVE, SUITE 609

LAKE FOREST CA 92630
City State ZIP

Daytime Phone No: (949) 599-0870 Fax No: (949) 599-0880

Property Owner's Name: RANCHO WAY LLC & CENTENNIAL PKWY, LLC E-Mail: Doug@tdacdev.com

Mailing Address: 111 THEORY, SUITE 250

IRVINE CA 92617
City State ZIP

Daytime Phone No: (949) 463-1329 Fax No: (714) 434-6101

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APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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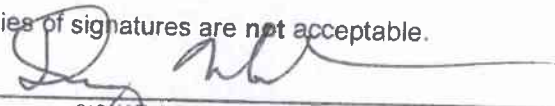
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DOUG WOODWARD

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

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Rancho Way LLC & Centennial Pkwy, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

See Next Page

Mel & Susan Vander Molen Trust

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 282-180-006 and 282-180-009

Section: 28 Township: 4S Range: 6W

Approximate Gross Acreage: 12.32 acres

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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Rancho Way LLC & Centennial Pkwy, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S) (NIMA TAGHAYI)

Mel & Susan Vander Molen Trust

PRINTED NAME OF PROPERTY OWNER(S)

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Section: 28 Township: 4S Range: 6W

Approximate Gross Acreage: 12.32 acres

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Retreat Parkway, South of Motor Way, East of Retreat Parkway, West of Forest Boundary Road.

Thomas Brothers map, edition year, page number, and coordinates: 2005, P. 804, B-2, C-2

Existing Zoning Classification(s): M-SC (Manufacturing-Service Commercial)

Existing Land Use Designation(s): L1 (Light Industrial)

Proposal (describe the details of the proposed general plan amendment):

~~Change the Zoning to R-4 (Planned Residential) and the Land Use to MHDR (Medium High Density Residential)~~ AMENDING FROM LI AND RR TO MHDR (MEDIUM HIGH DENSITY RESIDENTIAL)

Related cases filed in conjunction with this request:

Application for Zone Change and Tentative Tract Map 35249

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. Parcel Map 9092

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	SOUTHERN CALIFORNIA EDISON		
Gas Company	SOUTHERN CALIFORNIA GAS COMPANY	X	
Telephone Company	SBC & VERISON	X	
Water Company/District	LEE LAKE WATER DISTRICT	X	
Sewer District	LEE LAKE WATER DISTRICT	X	

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

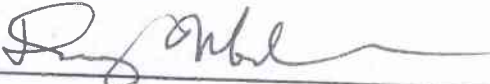
- Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

Owner/Representative (1)  Date 2/20/14

Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

TEMESCAL CANYON

EXISTING DESIGNATION(S): LI - Light Industrial

PROPOSED DESIGNATION(S): MHDR - Medium High Density Residential

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

The current land use description of LI (Light Industrial) has become a rather undesirable use considering the physical shape of the property and the fact that it is surrounded on three sides by existing single family residential homes. The intent would be to provide a somewhat smaller single family residential product available to first time home owners and younger families. The change in land use would extend the residential area and keep the future development of light industrial property further away from some of the existing homes in the established neighborhoods. The change would also allow the development of a new park site and improvements to alleviate an existing flooding potential on the property in question.

III. AMENDMENTS TO POLICIES:

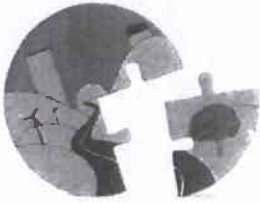
(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: Temescal Canyon

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): None

C. PROPOSED POLICY (Attach more pages if needed): None



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 4207821 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Rancho Way, LLC & Centennial Pkwy, LLC E-Mail: Doug@tdacdev.com

Mailing Address: 111 Theory, Suite 250
Irvine CA 92617
City State ZIP

Daytime Phone No: (949) 463-1329 Fax No: (714) 434-6101

Engineer/Representative's Name: Mayers & Associates Civil Eng. E-Mail: Dmayers@mayerscivil.com

Mailing Address: 19 Spectrum Pointe Drive, Suite 609
Lake Forest CA 92630
City State ZIP

Daytime Phone No: (949) 599-0875 Fax No: (949) 599-0880

Property Owner's Name: Mel & Susan Vander Molen Trust E-Mail: Doug@tdacdev.com

Mailing Address: 22281 Silverpointe Loop
Corona CA 92883
City State ZIP

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APPLICATION FOR CHANGE OF ZONE

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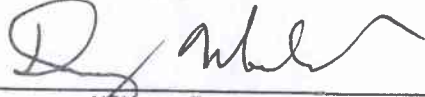
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See Next Page

Rancho Way LLC & Centennial Parkway, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Mel Vander Molen & Susan Vander Molen

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 282-180-006 and 282-180-009

Section: 28 Township: 4S Range: 6W

Approximate Gross Acreage: 12.3 Acres

General location (nearby or cross streets): North of Retreat Parkway, South of

Motor Way, East of Retreat Parkway, West of Forest Boundary Road.

APPLICATION FOR CHANGE OF ZONE

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Rancho Way LLC & Centennial Pkwy, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

(NIMA TAGHAVI)

Mel & Susan Vander Molen Trust

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 282-180-006 and 282-180-009

Section: 28 Township: 4S Range: 6W

Approximate Gross Acreage: 12.3 Acres

General location (nearby or cross streets): North of Retreat Parkway, South of

Motor Way, East of Retreat Parkway, West of Forest Boundary Road

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2005, Page 804, B-2, C-2

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change from M-SC (Manufacturing-Service Commercial) to MHDR (Medium High Density Residential)

Related cases filed in conjunction with this request:

General Plan Amendment and TTM 35249

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

GENERAL PLAN AMENDMENT NO. 1137, CHANGE OF ZONE NO. 7821, TENTATIVE TRACT MAP NO. 35249, VARIANCE NO. 1895 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Rancho Way LLC – Representative: Mayers and Associates – First Supervisorial District - Location: Northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, and westerly of Forest Boundary Parkway – Zoning: Manufacturing-Service Commercial and Residential Agricultural - 2 1/2 acre minimum - **REQUEST:** The General Plan Amendment proposes to change the project site's current General Plan Land Use designation from Community Development: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Open Space: Recreation. The Change of Zone proposes to change the existing zoning from Manufacturing - Service Commercial and Residential Agricultural - 2 1/2 acre minimum to Planned Residential and Open Area Combining Zone Residential Developments. The Tentative Tract Map proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 sq. ft., 1 drainage basin lot, 1 paseo lot, 1 open space lot, 1 slope lot, 1 park lot, 1 private drive lot, and 2 landscaping lots on 12.3 gross acres. The Variance requests to encroach 5 feet into the 20 foot front yard setback on 14 of the 53 proposed lots to accommodate a front yard porch on the building. (Legislative)

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
FEBRUARY 18, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Paul Rull, at 951-955-0972 or email prull@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 5, 2014,

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

APN (s) or case numbers CZ07821/GPA01137/TR35349 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.

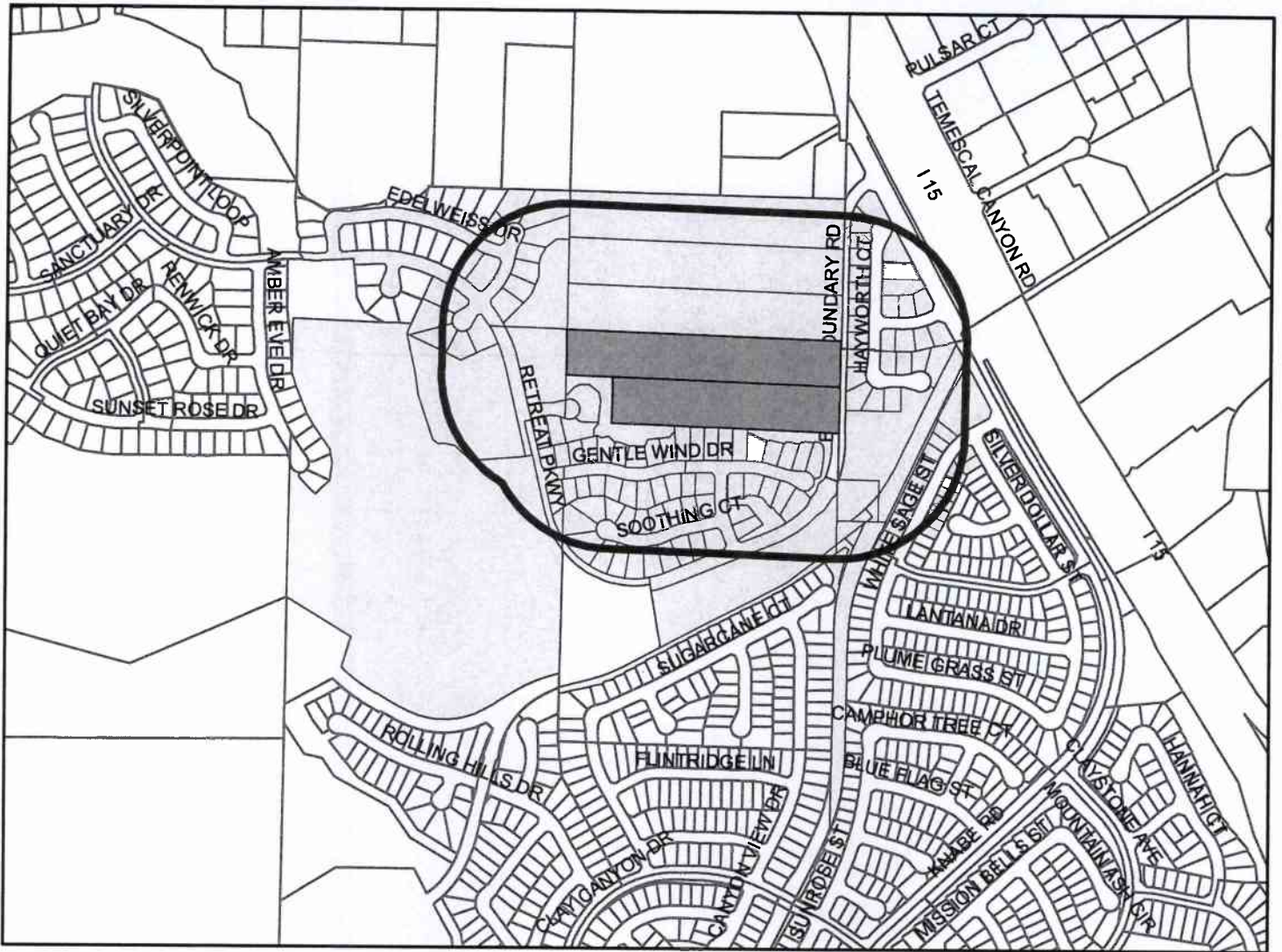
TITLE GIS Analyst Signature : _____

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

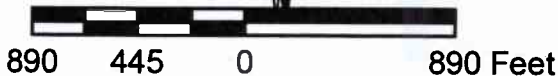
CZ07821 GPA01137 TR35349 (600 feet buffer)



Selected Parcels

282-310-040 282-670-017 283-333-002 283-430-004 282-670-007 283-430-002 282-310-033 283-430-006 282-670-001 283-332-005
 282-650-009 282-310-029 282-210-072 282-310-014 282-310-034 282-660-003 283-422-004 282-180-004 282-180-003 282-310-007
 282-670-039 282-310-043 282-670-036 283-430-005 283-333-007 282-310-025 282-310-032 283-421-012 282-660-002 283-421-007
 282-670-015 283-332-004 282-310-019 282-310-035 282-310-036 283-421-010 283-332-006 283-421-015 282-310-038 283-421-005
 282-670-035 283-332-003 282-670-003 283-421-002 282-650-008 282-310-017 282-670-018 283-333-003 282-670-009 283-430-001
 282-650-017 283-332-002 283-430-007 282-670-002 282-310-030 282-650-016 282-310-009 283-333-041 282-670-040 283-421-004
 282-650-032 282-670-016 282-310-020 282-670-006 282-670-028 282-670-029 282-310-012 283-421-006 282-670-010 282-310-

First 120 parcels shown



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.

ASMT: 282180004, APN: 282180004
CORONA CLAY CO
22079 KNABE RD
CORONA CA 92883

ASMT: 282180006, APN: 282180006
CENTENNIAL PARKWAY, ETAL
111 THEORY STE 250
IRVINE CA 92617

ASMT: 282180009, APN: 282180009
SUSAN VANDERMOLEN, ETAL
22281 SILVER POINTE LOOP
CORONA CA 92883

ASMT: 282210072, APN: 282210072
CHAMPIONS CLUB RETREAT
3810 WILSHIRE BLV NO 911
LOS ANGELES CA 90010

ASMT: 282301043, APN: 282301043
ROSE RANCH COMMUNITY ASSN
C/O RICHMOND AMERICAN HOMES OF CALIF
16845 VON KARMAN NO 100
IRVINE CA 92606

ASMT: 282301044, APN: 282301044
JENNIFER BONNAR, ETAL
9000 SUGARCANE CT
CORONA, CA. 92883

ASMT: 282310009, APN: 282310009
APRIL BOWLER, ETAL
8856 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310010, APN: 282310010
TIFFANI ZOLEZZI, ETAL
8868 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310011, APN: 282310011
MARIA MONTES
8880 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310012, APN: 282310012
ANTOINETTE VALLEJOS, ETAL
8892 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310013, APN: 282310013
NANCY GAGE, ETAL
26141 MARGUERITE PKY NO A
MISSION VIEJO CA 92691

ASMT: 282310014, APN: 282310014
CHARLES OWENS
8916 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310015, APN: 282310015
ANGELIQUE ZABALERIO, ETAL
8928 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310016, APN: 282310016
STEPHANIE SITKO, ETAL
8940 GENTLE WIND DR
CORONA, CA. 92883



ASMT: 282310017, APN: 282310017
GLORIA YUNE, ETAL
8952 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310024, APN: 282310024
SCOTT RENFRO
22574 SECRET WAY
CORONA, CA. 92883

ASMT: 282310018, APN: 282310018
ADELA LOPEZ, ETAL
8964 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310025, APN: 282310025
DANIEL SWEISS
22586 SECRET WAY
CORONA, CA. 92883

ASMT: 282310019, APN: 282310019
LIGIA DE MORAES, ETAL
8967 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310026, APN: 282310026
WILLIAM FOOTE
8875 SOOTHING CT
CORONA, CA. 92883

ASMT: 282310020, APN: 282310020
ZBIGNIEW JURKOWSKI, ETAL
8943 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310027, APN: 282310027
KIMBERLY HARDY, ETAL
8863 SOOTHING CT
CORONA, CA. 92883

ASMT: 282310021, APN: 282310021
ARUNA VIJ, ETAL
8931 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310028, APN: 282310028
JANET GAGNER, ETAL
8851 SOOTHING CT
CORONA, CA. 92883

ASMT: 282310022, APN: 282310022
YANFENG TANG
25 S OAK KNOLL AVE NO 511
PASADENA CA 91101

ASMT: 282310029, APN: 282310029
BRIGETTE GARCIA, ETAL
8839 SOOTHING CT
CORONA, CA. 92883

ASMT: 282310023, APN: 282310023
PINGYU WU
8895 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310030, APN: 282310030
JESSE MA
648 POMELLO DR
CLEARMONT CA 91711



ASMT: 282310031, APN: 282310031
DOLORES DAYHOFF, ETAL
8824 SOOTHING CT
CORONA, CA. 92883

ASMT: 282310032, APN: 282310032
DENISE NGUYEN
P O BOX 16365
IRVINE CA 92623

ASMT: 282310033, APN: 282310033
AUDREY ROY
8848 SOOTHING CT
CORONA, CA. 92883

ASMT: 282310034, APN: 282310034
CHRISTOPHER BOWEN
8860 SOOTHING CT
CORONA, CA. 92883

ASMT: 282310035, APN: 282310035
LINA HADDAD, ETAL
8872 SOOTHING CT
CORONA, CA. 92883

ASMT: 282310036, APN: 282310036
SHANAZ SIDDIQ, ETAL
8871 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310037, APN: 282310037
IANTHE NORIN, ETAL
8859 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310038, APN: 282310038
GENG ZHANG
8847 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310039, APN: 282310039
LI LIANG
8835 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310040, APN: 282310040
AARON WICKARD
8823 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310043, APN: 282310043
CORONA HILLS
22499 FOREST BOUNTY RD
CORONA CA 92883

ASMT: 282310044, APN: 282310044
THE RETREAT COMMUNITY ASSN
C/O EMPIRE COMPANIES
3536 CONCOURS STE 300
ONTARIO CA 91764

ASMT: 282650008, APN: 282650008
HUI LIU, ETAL
8658 EDELWEISS DR
CORONA, CA. 92883

ASMT: 282650009, APN: 282650009
SUSAN SCHMIDT, ETAL
22287 FOXHALL DR
CORONA, CA. 92883



ASMT: 282650010, APN: 282650010
DAWN OBRIEN, ETAL
22282 FOXHALL DR
CORONA, CA. 92883

ASMT: 282650011, APN: 282650011
JANET DUNCAN, ETAL
22294 FOXHALL DR
CORONA, CA. 92883

ASMT: 282650012, APN: 282650012
ANNE JUNG, ETAL
9830 LAKEWOOD BLV
DOWNEY CA 90240

ASMT: 282650013, APN: 282650013
YILUN YANG, ETAL
22318 FOXHALL DR
CORONA, CA. 92883

ASMT: 282650014, APN: 282650014
MARK MRAZ
P O BOX 1514
RANCHO MIRAGE CA 92270

ASMT: 282650015, APN: 282650015
TUAN TRAN, ETAL
3009 N MAIN ST
SANTA ANA CA 92705

ASMT: 282650016, APN: 282650016
CORINA HERNANDEZ, ETAL
22371 FOXHALL DR
CORONA, CA. 92883

ASMT: 282650017, APN: 282650017
MICHELLE BRABECK, ETAL
22359 FOXHALL DR
CORONA, CA. 92883

ASMT: 282650031, APN: 282650031
LISA SEGGMAN, ETAL
8651 EDELWEISS DR
CORONA, CA. 92883

ASMT: 282650032, APN: 282650032
JAMES PARSONS, ETAL
8675 EDELWEISS DR
CORONA, CA. 92883

ASMT: 282660001, APN: 282660001
ENA SAGASTUME, ETAL
22366 FOXHALL DR
CORONA, CA. 92883

ASMT: 282660002, APN: 282660002
CATHY DABNEY, ETAL
22378 FOXHALL DR
CORONA, CA. 92883

ASMT: 282660003, APN: 282660003
ADRIA LARSON, ETAL
22383 FOXHALL DR
CORONA, CA. 92883

ASMT: 282660006, APN: 282660006
RETREAT COMMUNITY ASSN
C/O PAUL J TITCHER
2049 CENTURY PK E 28TH FL
LOS ANGELES CA 90067



ASMT: 282670001, APN: 282670001
JACQUELINE LOCHARD, ETAL
8736 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670010, APN: 282670010
AMY GUILLORY, ETAL
8796 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670002, APN: 282670002
JENNIFER PFENNING
8748 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670011, APN: 282670011
PAUL LEE
8808 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670003, APN: 282670003
GREGORY RODRIGUES
23 MIDWAY ST UNT B
SAN FRANCISCO CA 94133

ASMT: 282670012, APN: 282670012
DAVID SINGLETON, ETAL
8832 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670005, APN: 282670005
RETREAT COMMUNITY ASSN
C/O GUARDIAN CO
809 EXCISE AVE STE 208
ONTARIO CA 91761

ASMT: 282670013, APN: 282670013
DENISE JASKOT, ETAL
8844 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670007, APN: 282670007
ANNA GIBBS
8760 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670014, APN: 282670014
XIANG GAO
2852 OAK KNOLL DR
DIAMOND BAR CA 91765

ASMT: 282670008, APN: 282670008
JEAN GUARINO, ETAL
8772 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670015, APN: 282670015
ELISEO DELGADO
8803 SOOTHING CT
CORONA, CA. 92883

ASMT: 282670009, APN: 282670009
DEBORAH POST, ETAL
8784 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670016, APN: 282670016
JULIA LEE
8791 SOOTHING CT
CORONA, CA. 92883



ASMT: 282670017, APN: 282670017
ALAN CARROLL
200 OLDENBURG LN
NORCO CA 92860

ASMT: 282670024, APN: 282670024
MIKE KHUU
8775 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670018, APN: 282670018
HARPRABH SINGH, ETAL
8767 SOOTHING CT
CORONA, CA. 92883

ASMT: 282670025, APN: 282670025
ANGELA BIRES, ETAL
8763 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670019, APN: 282670019
KATIA ZOGHBI, ETAL
18757 TURFWAY PARK
YORBA LINDA CA 92886

ASMT: 282670026, APN: 282670026
NICOLE KIM
8413 RENWICK DR
CORONA CA 92883

ASMT: 282670020, APN: 282670020
XIAO GUANG TAUR, ETAL
8788 SOOTHING CT
CORONA, CA. 92883

ASMT: 282670029, APN: 282670029
KB HOMES COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

ASMT: 282670021, APN: 282670021
MONICA GILBERTSEN, ETAL
8800 SOOTHING CT
CORONA, CA. 92883

ASMT: 282670030, APN: 282670030
RETREAT COMMUNITY ASSN
1275 E CENTER COURT DR
COVINA CA 91724

ASMT: 282670022, APN: 282670022
RAKAYLA CAPITAL
6250 N IRWINDALE AVE
IRWINDALE CA 91702

ASMT: 282670034, APN: 282670034
ANITA WIRTHGEN, ETAL
2220 E ORANGEWOOD AVE
ANAHEIM CA 92806

ASMT: 282670023, APN: 282670023
MARC JANICH
8787 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670035, APN: 282670035
GF SERVICES
1871 CALIFORNIA AVE
CORONA CA 92881



ASMT: 282670039, APN: 282670039
CORONA HILLS
1150 S VINEYARD AVE
ONTARIO CA 91761

ASMT: 283332005, APN: 283332005
CASAUNDR A LEACH, ETAL
22459 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 282670040, APN: 282670040
CYNTHIA RITCHEY, ETAL
7256 SPINDLEWOOD DR
EASTVALE CA 92880

ASMT: 283332006, APN: 283332006
FRANCISCA OSBORN
22467 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 282670041, APN: 282670041
SUSAN VANDERMOLAN, ETAL
22281 SILVERPOINTE LOOP
CORONA CA 92883

ASMT: 283332007, APN: 283332007
THUY DO, ETAL
9661 RINDGE CIR
FOUNTAIN VALLEY CA 92708

ASMT: 283332001, APN: 283332001
NANCY VALLES, ETAL
22427 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283332008, APN: 283332008
JACQUELINE PREBICH, ETAL
22483 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283332002, APN: 283332002
THOMAS WILLENBORG, ETAL
22435 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283332009, APN: 283332009
SONIA GONZALEZ, ETAL
22491 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283332003, APN: 283332003
GRANT FRISON
22443 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283332010, APN: 283332010
JOHN SHIRINIAN, ETAL
C/O JOHN SHIRINIAN
1229 RAILROAD ST
CORONA CA 92882

ASMT: 283332004, APN: 283332004
ELIZABETH KIRATU
22451 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283332011, APN: 283332011
KATHLEEN SHAW, ETAL
22507 WHITE SAGE ST
CORONA, CA. 92883



ASMT: 283332012, APN: 283332012
SUSAN TREAT, ETAL
22515 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283332013, APN: 283332013
WILLIAM BROCK
19440 BLACKSMITH PATH
CORONA CA 92881

ASMT: 283332015, APN: 283332015
WILD ROSE RANCH COMMUNITY ASSN
C/O UDC HOMES
1470 S VALLEY VISTA DR 140
DIAMOND BAR CA 91765

ASMT: 283333001, APN: 283333001
MILDRED TALBERT
C/O EDITH R TALBERT
22446 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283333002, APN: 283333002
ALBERTO CARRATTURO
22454 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283333003, APN: 283333003
BEVERLY LEWIS, ETAL
642 E CLEARWATER DR
LAYTON UT 84041

ASMT: 283333004, APN: 283333004
MELANIE KELLNER, ETAL
22472 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283333005, APN: 283333005
KELLY PERLA, ETAL
22482 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283333006, APN: 283333006
JENNY CAHILL, ETAL
22488 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283333007, APN: 283333007
RENEE BRACY, ETAL
22496 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283333040, APN: 283333040
MANBIR SIDHU, ETAL
3085 S ARCHIBALD AV STE D
ONTARIO CA 91761

ASMT: 283333041, APN: 283333041
JOHN GRAY
22425 SILVER DOLLAR ST
CORONA, CA. 92883

ASMT: 283371042, APN: 283371042
JOSE FLORES LOPEZ, ETAL
22553 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283421001, APN: 283421001
LAILA KAWALA, ETAL
22275 HAYWORTH CT
CORONA, CA. 92883



ASMT: 283421002, APN: 283421002
MARTINA GONZALEZ, ETAL
22285 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421009, APN: 283421009
KRISTIN FIELD, ETAL
22355 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421003, APN: 283421003
MARIA RODRIGUEZ, ETAL
22295 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421010, APN: 283421010
PRINGLE FELICIA MICHELLE TRUST, ETAL
15636 VISTA WAY NO 108
LAKE ELSINORE CA 92532

ASMT: 283421004, APN: 283421004
CHRISTINA JIMENEZ, ETAL
22305 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421011, APN: 283421011
WILLIAM REINES
9064 EVONVALE DR
CORONA, CA. 92883

ASMT: 283421005, APN: 283421005
GEORGE HAYDEN
22315 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421012, APN: 283421012
DIANA AFFELDT
9054 EVONVALE DR
CORONA, CA. 92883

ASMT: 283421006, APN: 283421006
KIMBERLI DURFIELD
22325 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421013, APN: 283421013
DEANNA HOSICK, ETAL
22322 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421007, APN: 283421007
FATIMA BIALON, ETAL
22335 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421014, APN: 283421014
BETTY TATUM, ETAL
22312 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421008, APN: 283421008
SALEEM FAKHOURY
22345 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421015, APN: 283421015
JEAN DENISON, ETAL
22302 HAYWORTH CT
CORONA, CA. 92883



ASMT: 283422001, APN: 283422001
ROSEMARY TAOUIL, ETAL
9051 EVONVALE DR
CORONA, CA. 92883

ASMT: 283430003, APN: 283430003
JOSEFINA RAMIREZ, ETAL
22385 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283422002, APN: 283422002
YVONNE STEWART
2450 DAYBREAK ST
HEMET CA 92545

ASMT: 283430004, APN: 283430004
RENEE NOFLIN, ETAL
9043 PATINA CT
CORONA, CA. 92883

ASMT: 283422003, APN: 283422003
SYED IQBAL
9071 EVONVALE DR
CORONA, CA. 92883

ASMT: 283430005, APN: 283430005
JULIE HASE, ETAL
9053 PATINA CT
CORONA, CA. 92883

ASMT: 283422004, APN: 283422004
CHRISTOPHER MCALISTER
9081 EVONVALE DR
CORONA, CA. 92883

ASMT: 283430006, APN: 283430006
BRADLEY BUSHM
9076 PATINA CT
CORONA, CA. 92883

ASMT: 283423002, APN: 283423002
WILD ROSE RANCH COMMUNITY ASSN
4100 NEWPORT PL STE 350
NEWPORT BEACH CA 92660

ASMT: 283430007, APN: 283430007
GRACE WOICIK, ETAL
9066 PATINA CT
CORONA, CA. 92883

ASMT: 283430001, APN: 283430001
HAYWORTH TRUST CO
C/O LOURDES ECHEVERRIA
22365 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283430008, APN: 283430008
EILEEN CHEA, ETAL
9056 PATINA CT
CORONA, CA. 92883

ASMT: 283430002, APN: 283430002
ASTRID MCDUFFEE
22375 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283430009, APN: 283430009
KERRY YOUNGLOVE, ETAL
9046 PATINA CT
CORONA, CA. 92883



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Pechanga Cultural Resources
Pechanga Band of Luiseno Mission
Indians
Attn: Tuba Ebru Ozdil
P.O. Box 2183
Temecula CA 92593

Soboba Band of Luiseno Indians
Attn: Joseph Ontiveros
P.O. Box 487
San Jacinto CA 92581

Corona-Norco Unified School District
2820 Clark Avenue
Norco CA 91760

1st District Planning Commissioner
Attn: Charissa Leach
Mail Stop: 1070

1st District Supervisor Office
Attn: Bob Magee
Mail Stop: 1001

Temescal Canyon MAC
c/o 1st District Office
Mail Stop: 1001

City of Corona Planning Dept.
Attn: Planning Director
400 S. Vicentia Ave
Corona CA 92882

Lee Lake Water District
Attn: General Manager
22646 Temescal Canyon Road
Corona CA 92883

Rancho Way LLC
111 Theory, Suite 250
Irvine CA 92617

Mayers and Associates
19 Spectrum Pointe Drive, Suite 609
Lake Forest CA 92630

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Irvine CA 92617

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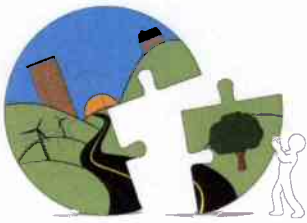
Mayers and Associates
19 Spectrum Pointe Drive, Suite 609
Lake Forest CA 92630

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1137, Change of Zone No. 7821, Tentative Tract Map No. 35249, Variance No. 1895

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Paul Rull Title: Project Planner Date: January 6, 2015

Applicant/Project Sponsor: Rancho Way LLC Date Submitted: March, 4, 2014

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Paul Rull, Project Manager at 951-955-0972.

Y:\Planning Case Files-Riverside office\TR35249\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42676 CFG6057 \$50.00

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

77588 El Duna Court, Suite H
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Environmental Assessment No.42676, General Plan Amendment No.1137, Change of Zone No.7821, Tentative Tract Map No.35249, Variance No. 1895
Project Title/Case Numbers

Paul Rull, Project Manager 951-955-0972
County Contact Person Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Rancho Way LLC 111 Theory, Suite No. 250, Irvine CA 92617
Project Applicant Address

Northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, and westerly of Forest Boundary Parkway
Project Location

General Plan Amendment No. 1137 proposes to amend the Riverside County General Plan Land Use Element by changing the land use designations from Community Development: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Open Space: Recreation. **Change of Zone No. 7821** proposes to change the zoning classification from Manufacturing-Service Commercial and Residential Agricultural-2 1/2 acre minimum to Planned Residential and Open Area Combining Zone Residential Developments. **Tentative Tract Map No. 35249** proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 sq.ft., 1 drainage basin lot, 1 paseo lot, 1 open space lot, 1 slope lot, 1 park lot, 1 private drive lot, and 2 landscaping lots on 12.3 gross acres. **Variance No. 1895** requests to encroach 5 feet into the 20 foot front yard setback on 14 of the 53 proposed lots to accommodate a front yard porch on the building.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\TR35249\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42676 ZCFG6057 \$50.00

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RANCHO WAY LLC \$2,231.25
paid by: CK 010194
EA42676
paid towards: CFG06057 CALIF FISH & GAME: DOC FEE
at parcel: 22395 FOREST BOUNDARY RD COR
appl type: CFG3

By _____ Mar 04, 2014 13:06
MGARDNER posting date Mar 04, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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