

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

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.

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.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE WASTE MNGMNT PLAN RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (RESIDENTIAL):

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80.BS PLNCK. 1 USE WASTE MNGMNT PLAN (cont.)

RECOMMND

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that identifies the following:

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).
3. Identify diversion facilities where the construction and waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 955-486-3200.

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 -FIRE SPRINKLER SYSTEM

RECOMMND

ALL DWELLINGS SHALL HAVE A FIRE SPRINKLER SYSTEM INSTALLED PER NFPA 13D, 2013 EDITION. PLANS SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

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FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

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 - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 9 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final

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80.PLANNING. 9 MAP - ACOUSTICAL STUDY (cont.) RECOMMND

building plans.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Temecula Unified school district shall be mitigated in accordance with California State Law.

80.PLANNING. 12 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. 15 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

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80.PLANNING. 17 MAP - BUILDING SEPARATION 2

RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 19 MAP - Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (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. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of

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80.PLANNING. 19 MAP - Walls/Fencing Plans (cont.) RECOMMND

decorative block,

F. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

G. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

H. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 20 MAP - FRONT YARD LANDSCAPING RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts.

This condition shall be cleared by the Transportation Department, Landscape Review Section.

TRANS DEPARTMENT

80.TRANS. 1 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 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 Anza Road.

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80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Anza Road.
- (4) Street sweeping.

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department 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:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2) When the Landscaping Plot Plan is located within a special district such as CFD, LMD, County Service Area

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80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

(CSA) or other maintenance district, 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 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 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 shall clear this condition.

80.TRANS. 3 MAP - LC LANDSCAPE SECURITIES 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 Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety 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.

NOTE:

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80.TRANS. 3 MAP - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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.

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.

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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.

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:

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

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 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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

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

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 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. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

The District will only release up to 80% of occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

PLAN DEPARTMENT

90.PLAN. 13 MAP - MITIGATION MONITORING RECOMMND

A written report demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Environmental Assessment No. 41920 shall be submitted to the Riverside County Planning Department to ensure such compliance.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

All constructed block walls shall be finished with an anti-graffiti coating.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 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 Economic Development Agency (EDA) for CSA No. 143.

90.PLANNING. 6 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 7 MAP - FENCING COMPLIANCE RECOMMND

In accordance with EXHIBIT W, a five foot tall tubular steel fence shall be built along the northwestern and southwestern project boundaries, and a six foot tall split face decorative block wall shall be built along the northeastern and southeastern project boundaries and the western road right-of way of the proposed Street A.

90.PLANNING. 14 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 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. 2 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.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those

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90.TRANS. 2 MAP - STREETLIGHTS INSTALL (cont.) RECOMMND

lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 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. 4 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 improvements within the tract boundary shall be completed and accepted into the County maintained

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - 80% COMPLETION (cont.) RECOMMND

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. 5 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 Anza Road.

90.TRANS. 6 MAP - LC LNDSKP INSPECT DEPOSIT 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. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape

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90.TRANS. 6 MAP - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 7 MAP - LNDSCP INSPCTN RQRMNTS RECOMMND

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

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month 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's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Transportation Department's 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 and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 8 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's 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 Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination

06/26/15
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Riverside County LMS
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90.TRANS. 8

MAP - LC COMPLY W/ LNDSCP/ IRR (cont.)

RECOMMND

of compliance, the Transportation Department shall clear
this condition.

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

DATE: April 10, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.

Valley-Wide Rec. & Parks
CSA 143 c/o EDA
IT-John Sarkissian
French Valley Airport
Supervisor Stone
Commissioner Petty
Temecula Valley Unified School Dist.
RCWD
SCE
Southern California Gas
EIC

TENTATIVE TRACT MAP NO. 34676 – EA41920 – Applicant: L & J Ranch Development LLC – Engineer/Representative: Franco Ent. INC - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of Anza Road, Southerly of Monte Verde Road, and Westerly of Rio Linda Road – 10.27 Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) and Open Area Combining Zone – Residential Developments (R-5) - **REQUEST:** The tract map proposes a Schedule A subdivision of 10.27 acres into 18 single family residential lots with a minimum lot size of 7,200 square feet and one (1) lot for a sewer lift station – APN: 966-380-005 – Concurrent Cases: CZ07649

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on May 1, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. 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 item, please do not hesitate to contact **Alisa Krizek**, Project Planner, at (951) 955-9075 or email at akrizek@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/
DEVELOPMENT REVIEW TEAM
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: February 6, 2014

TO

Riv. Co. Transportation Dept.	Riv. Co. Parks & Open Space District	3rd District Supervisor
Riv. Co. Environmental Health Dept.	Riv. Co. Environmental Programs Division	3 rd District Planning Commissioner
Riv. Co. Public Health	P.D. Geology Section	Eastern Municipal Water District
Riv. Co. Flood Control District	P.D. Landscaping Section	SoCal Edison
Riv. Co. Fire Dept.	P.D. Archaeology Section	SoCal Gas
Riv. Co. Building & Safety – Grading	Riv. Co. Transit Agency	Pechanga Band of Luiseno Mission Indians
Riv. Co. Building & Safety – Plan Check	Riv. Co. Sheriff's Department	

TENTATIVE TRACT MAP NO. 34676 and CHANGE OF ZONE NO. 7649 AMENDED NO. 1 – EA41920 –
Applicant: L & J Ranch Development LLC – Engineer/Representative: Franco Ent. INC – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of Anza Road, southerly of Monte Verde Road, and westerly of Rio Linda Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The tract map proposes a Schedule A subdivision of 10.27 acres into 25 single family residential lots with a minimum lot size of 10,000 square feet and one (1) detention basin and the change of zone proposes change from Residential Agriculture (Min. Lot Size 10 Acres (RA-10)) to Single Family Dwellings (Min. Lot Size of 7,200 sq ft (R-1)) – APN: 966-380-005 – Related Cases: EA41920.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **LDC Meeting Agenda deadline on February 13, 2014** in order that they may be incorporated in the staff report package for this project.

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 item, please do not hesitate to contact **H. P. Kang, (951) 955-1888**, Project Planner, or e-mail at **hpkang@rctlma.org / MAILSTOP #: 1070**

Public Hearing Path: DH: PC: BOS:

COMMENTS:

FILE COPY

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/
DEVELOPMENT REVIEW TEAM
3rd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 24, 2014

TO

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

Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Biology Section
P.D. Landscaping Section

3rd District Supervisor
3rd District Planning Commissioner
Pechanga Band of Luiseno Mission Indians

TENTATIVE TRACT MAP NO. 34676 and CHANGE OF ZONE NO. 7649 AMENDED NO. 2 – EA41920 –
Applicant: L & J Ranch Development LLC – Engineer/Representative: Franco Ent. INC – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of Anza Road, southerly of Monte Verde Road, and westerly of Rio Linda Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The tract map proposes a Schedule A subdivision of 10.27 acres into 25 single family residential lots with a minimum lot size of 10,000 square feet and one (1) detention basin and the change of zone proposes change from Residential Agriculture (Min. Lot Size 10 Acres (RA-10)) to Single Family Dwellings (Min. Lot Size of 7,200 sq ft (R-1)) – APN: 966-380-005 – Related Cases: EA41920.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **LDC Comment Agenda deadline on July 17, 2014** in order that they may be incorporated in the staff report package for this project.

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 item, please do not hesitate to contact **Lisa Edwards, (951) 955-1888**, Project Planner, or e-mail at **ledwards@rctlma.org / MAILSTOP #: 1070**

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: November 6, 2014

TO

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

Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Biology Section
P.D. Landscaping Section

3rd District Supervisor
3rd District Planning Commissioner
Pechanga Band of Luiseno Mission Indians

TENTATIVE TRACT MAP NO. 34676 AMENDED NO. 3 – EA41920 – Applicant: L & J Ranch Development LLC – Engineer/Representative: Franco Ent. INC – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of Anza Road, southerly of Monte Verde Road, and westerly of Rio Linda Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The tract map proposes a Schedule A subdivision of 10.27 acres into 25 single family residential lots with a minimum lot size of 10,000 square feet and one (1) detention basin and the change of zone proposes change from Residential Agriculture (Min. Lot Size 10 Acres (RA-10)) to Single Family Dwellings (Min. Lot Size of 7,200 sq ft (R-1)) – APN: 966-380-005 – Concurrent cases: CZ07649.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **LDC Comment Agenda deadline on December 4, 2014** in order that they may be incorporated in the staff report package for this project.

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 item, please do not hesitate to contact **Mark Corcoran, (951) 955-3025**, Project Planner, or e-mail at **mcorcora@rctlma.org / MAILSTOP #: 1070**

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

158577

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

February 6, 2014

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attention: H. P. Kang

Ladies and Gentlemen:

Re: Change of Zone 7649
Area: Rancho California



We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Shaheen Mooman of this office at 951.955.1318.

Very truly yours,


HENRY OLIVO
Engineering Project Manager

SM:blj

Project No. 0705-17-01
February 18, 2014

Mr. Edward Gorman
L& J Ranch Development
43980 Mahlon Vail Circle, #1302
Temecula, California 92592

Subject: TENTATIVE TRACT NO. 34676
RIVERSIDE COUNTY, CALIFORNIA
SMR HMP REQUIREMENTS PROPOSED EXEMPTION

References: *Geotechnical Investigation, Tentative Tract No. 34676, Riverside County, California,*
prepared for L&J Ranch Development. Dated January 3, 2014

Gentlemen:

In response to the Riverside County Flood Control and Water Conservation District's possible adoption of the Santa Margarita Region Hydromodification Management Plan and the processing of Tentative Tract 34676, please be advised of the following:

Based upon our site and geologic survey of the property in question it is my opinion that this project should be deemed EXEMPT from the SMR HMP requirements to perform the Three-Step Process as defined in Section 2.3.i of the DRAFT SMR HMP (dated June 2013). To clarify further, our opinion is substantiated by the following findings:

The infiltration testing performed for the site on 11/03/13 resulted in relatively high percolation rates that ranged from about 16 to 26 inches per hour. This would allow for high soil absorption, which would result in a very low storm runoff rate.

The site has no visible or defined streams or water courses, which would indicate little or no erosion is taking place with regards to water flows.

It is therefore my opinion that this property is not contributing any significant sediment or stream bed material to the downstream receiving waters.

It is also therefore my opinion that any site soil assessment, including an analysis and comparison of the bed material in the receiving streams and the onsite soils, would be inconclusive and unwarranted.

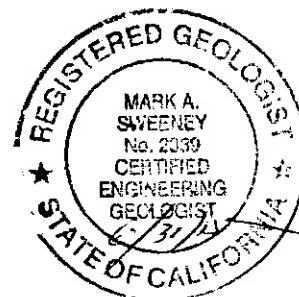
Should you have questions regarding this letter or if we may be of further service, please contact the undersigned at your convenience.

Sincerely,

LA CRESTA GEOTECHNICAL INCORPORATED



Mark A. Sweeney
CEG 2339
MAS
(3) Addressee





February 27, 2014

Case Planner
County of Riverside
Department of Environmental Health
Land Use Section
4080 Lemon Street, 2nd Floor
Riverside, CA 92502

**SUBJECT: WATER AVAILABILITY
PARCEL NO. 2 OF PARCEL MAP NO. 18204;
APN 966-380-005
[L & J RANCH DEVELOPMENT, LLC]**

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Director of Operations &
Maintenance

Andrew L. Webster, P.E.
Chief Engineer

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

Dear Case Planner:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD/District). The subject project/property fronts an existing 36-inch diameter water pipeline (1485 Pressure Zone) within Anza Road and an existing 18-inch diameter non-potable water pipeline (1441 Pressure Zone) within Anza Road.

Water service to the subject project/property does not exist. Additions or modifications to water/sewer service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot and/or project unit, including separate water meters for landscape irrigation, as applicable.

Water availability is contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is contingent upon the timing of the subject project/property development relative to water supply shortage contingency measures (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances), and/or the adoption of a required Water Supply Assessment for the development, as determined by the Lead Agency.**

In accordance with Resolution 2007-10-5, the project/property will be required to use recycled water for all landscape irrigation, which should be noted as a condition for any subsequent development plans. Recycled water service, therefore, would be available upon construction of any required on-site and/or off-site recycled water facilities and the completion of financial arrangements between RCWD and the property owner. Requirements for the use of recycled water are available from RCWD.

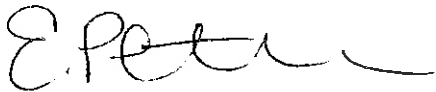
As soon as feasible, and prior to the preparation of California Environmental Quality Act (CEQA) documents, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation. As a result of anticipated low water service pressure to the subject project/property, property owner(s) may be required to sign an acknowledgement of low water service pressure when service arrangements are made or modified.

Sewer service to the subject project/property, if available, would be provided by Eastern Municipal Water District. If no sewer service is currently available to the subject project/property, all proposed waste discharge systems must comply with the State Water Resources Control Board and/or the basin plan objectives and the permit conditions issued by the appropriate Regional Water Quality Control Board.

If you should have any questions or need additional information, please contact an Engineering Services Representative at the District office at (951) 296-6900.

Sincerely,

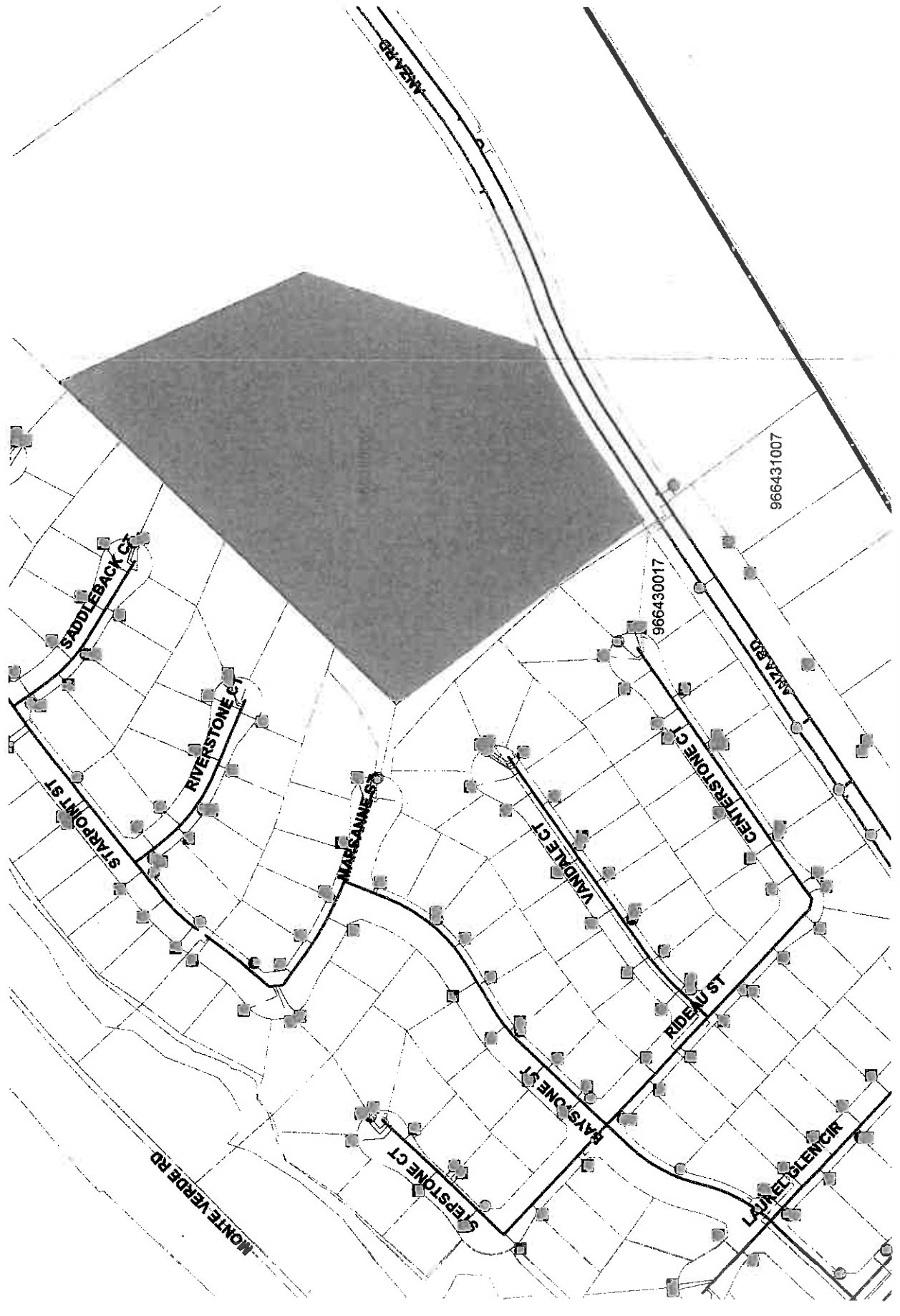
RANCHO CALIFORNIA WATER DISTRICT



Erica Peter
Engineering Services Representative

cc: Corey Wallace, Engineering Manager-Design
Warren Back, Engineering Manager-Planning
Heath McMahon, Construction Contracts Manager
Corry Smith, Engineering Services Supervisor
Richard A. Scianni, CSL Engineering, Inc.





GIS Disclaimer
 The information shown is compiled from the RCWD and Riverside County GIS and should not be relied upon without independent verification of accuracy. RCWD and COR will not be held liable for any information presented here.

Scale 1 : 213

Map Printed by: GIS User 2/28/2014



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Searce, III
Germaine Arenas

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

March 6, 2014

VIA E-MAIL and USPS

Mr. H.P. Kang
Project Planner
County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501



Re: Pechanga Tribe Comments on the Initial Submittal Package for Tentative Tract Map No. 34676 and Change of Zone No. 7649 Amended No.1

Dear Mr. Kang:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

Based upon the case transmittal package that was provided to us, the Tribe understands that the Project Applicant wishes to seek approval for a tract map approval, which proposes 25 single-family residential lots. The proposed project is located 125 yards north of the Pechanga Tribe's Reservation boundary and the Tribe is concerned that the development could impact significant cultural resources as well as our Reservation community, which implicates a concern for our tribal government.

The Tribe understands that the current property contains an existing single family home; however, as we do not know whether the construction of that home was monitored by a Pechanga Tribal monitor, we presume that the proposed project's anticipated grading and utility trenching has the potential to impact native soils. Further, it appears, based on our review of the minimal materials we have received so far, that the proposed project has not been previously graded. As such, the Tribe believes that the possibility of identifying intact cultural deposits is

high, given the Project location and the presence of other known cultural resources in the area. Thus, the Tribe recommends tribal and archaeological monitoring during all grading and trenching activities. We reserve the right to provide additional concerns as well as request avoidance and other mitigation measures once more information is received for this Project.

THE COUNTY OF RIVERSIDE MUST INCLUDE INVOLVEMENT OF AND CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL REVIEW PROCESS

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County of Riverside consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED PURSUANT TO CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4 (SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)

Although it is not anticipated, in the event that a General Plan, General Plan Amendment, Specific Plan or Specific Plan Amendment will be processed on this Project, the County of Riverside is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). The purpose of consultation is to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any information conveyed to the County concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

¹See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.

² See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

This Project is located only 150 yards for the boundary of the Pechanga Indian Reservation. Not only are the concerns for the Tribe regarding cultural resources, but any development this close to our sovereign lands implicates concerns for our Tribal Government and Tribal Community as a whole. Because of the proximity to the Reservation and the fact that this Project will have an impact on our community, consultation is a must to ensure that any concerns expressed by the Tribe are adequately and appropriately addressed. The Tribe is concerned that the edge of the proposed Project is so close to the Pechanga Indian Reservation boundary that the potential for trespass is a great concern. In order to appropriately address this issue, the Tribe requests a face to face meeting with the County so that we can discuss this further.

In addition to the above concerns, the Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area. We are aware of the presence of significant cultural resources as well as Place Names and other areas of cultural importance to the Pechanga Tribe near the proposed Project. As such, appropriate avoidance and mitigation measures will be necessary for this Project.

The Pechanga Tribe has a specific legal and cultural interest in this Project as the Tribe is a sovereign government with its Reservation lands only 150 feet from the Project, and is also culturally affiliated with the geographic area. The Tribe has been named the Most Likely Descendent (Cal. Pub. Res. C. §5097.98) on Projects in the City of Temecula and has specific knowledge of cultural resources and sacred places near the proposed Project. The Tribe welcomes the opportunity to meet with the County should further explanation and documentation concerning our specific cultural affiliation to lands within the project area.

REQUESTED TRIBAL INVOLVEMENT

The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians and within a very close proximity to the Pechanga Tribe's Reservation boundaries. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources as well as the impacts to our Reservation community, including trespass by future residents and their guests and invitees. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work. The Pechanga Band,

at this time, is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to tribal cultural resources and sacred sites.

The Tribe requests to be involved and participate with the County in assuring that an adequate environmental assessment is completed, and in developing all monitoring and mitigation plans and measures for the duration of the Project. In addition, given the sensitivity of the Project area and its close proximity to the Pechanga reservation, it is the position of the Pechanga Tribe that professional Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project, including any utility trenching and off-site improvements conducted. Further, we request the opportunity to discuss with the County options to limit impacts to our Reservation community from this proposed Project.

In order to assist the Tribe with a more comprehensive review of the Project, we request copies of all archaeological studies, geological reports and grading/development maps. The Tribe also requests information on any proposed off-site improvements. The Tribe requests to be involved and participate with the County in developing all preservation, avoidance, monitoring and mitigation plans and measures for the duration of the Project.

The CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5). As such, it is the position of the Pechanga Tribe that an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the Project Applicant/Developer and the Pechanga Tribe.

The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §15064.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA, Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5-10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they are reminders of their ancestors. Moreover, the Tribe is expected to protect and assure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in

Pechanga territory and the previous MLD designations within the City of Temecula, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

PROJECT MITIGATION MEASURES

The Tribe understands that the proposed Tentative Tract Map proposes 25 single-family residential lots with a detention basin and an open space lot. As outlined above, the Tribe is concerned that intact subsurface cultural resources could be impacted during earthmoving activities, in addition to concerns about the impacts to our Reservation. Therefore, the Tribe requests that, at a minimum, the County should include the following as mitigation measures and conditions of approval for the currently proposed Project. We reserve the right to request additional measures and conditions, which could include avoidance of significant resources, once additional information about the proposed development is received and reviewed.

- MM 1** Prior to beginning project construction, the Project Applicant shall retain a Riverside County-certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.
- MM 2** At least 30 days prior to beginning project construction; the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement between the Tribe and the Applicant. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The agreement shall also address the protocols and stipulations that the Developer, Tribe and Project archaeologist will follow in the event of inadvertent cultural resource discoveries.
- MM 3** Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in MM 2, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and

shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist.

- MM 4** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.
- MM 5** The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.
- MM 6** All cultural materials, that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement required in MM2 shall be tribally curated according to the current professional repository standards by the Pechanga Tribe. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
- MM 7** If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Project Applicant, the Project Archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Project Applicant and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the County for decision. The County shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Tribe.

The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Comments on the TR 34676
March 6, 2014
Page 7

avoidance and mitigation measures for such impacts after we receive our requested documentation.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area, as well as protecting our Reservation Community. Please contact me at 951-770-8113 or at eozdil@pechanga-nsn.gov once you have had a chance to review these comments so that we can discuss the Project further and schedule our face to face meeting. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tuba Ebru Ozdil', written in a cursive style.

Tuba Ebru Ozdil
Planning Specialist

cc: Pechanga Office of the General Counsel



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: November 17, 2014

To: Mark Corcoran
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: *Steve Hinde*
Steven Hinde, REHS, CIH
Senior Industrial Hygienist
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
Office (951) 955-8980
Fax: (951) 955-8988



Project Reviewed: Tentative Tract No. 34676

Reference Number: SR# 11101

Applicant: Ed Gorman
L & J Ranch Development
43980 Mahlon Vail Circle #1302
Temecula, CA 92592

Noise Consultant Roma Environmental
31751 Sandhill Lane
Temecula CA 92591

Review Stage: First Review

Information Provided: ""Noise Impact Study, Tentative Tract Np. 34676," dated October 20, 2014

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 27,300 assumed for Cantu-Anza Road (the County General Plan classifies Anza Road as a "Major" highway quoted from the Southwest Area Plan Circulation, Vol. 1 - Figure 7, dated August 2003".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Modified Major Highway

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the centerline of Anza Road to the nearest building face is estimated to be 70 feet.
5. Modeling for Anza Road done using "hard site" assumption for exterior.
6. The standard residential design with windows closed provides a 20 dB,

A-weighted (reduction inside) attenuation.

- 7 Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
- 8 Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to 65 Ldn. In addition, with the following construction recommendations listed below should provide sufficient attenuation to reduce interior noise levels to 45 Ldn

Recommendations:

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Six high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the southern site boundary (**Anza Road**) of lots 1 and 9 of Tentative Tract 34676.

(Height taken from Figure 5 of the Acoustical Report, see attached map)

These walls shall be erected so that the top of each wall extends at least 6 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet above the highest point between the house and the road.

Construction –Related Mitigation Measures:

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.

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.
5. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
6. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.
7. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.



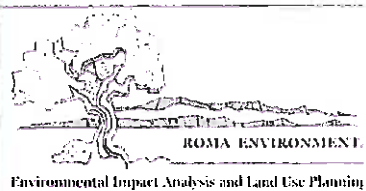
Figure 5
Future Traffic Noise Levels

Signs and symbols

- Proposed 6-Foot Block Wall
- Receiver
- Anza Road

1 : 2559

0 12.5 25 50 75 100 m





Board of Directors

April 02, 2015

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Randy A. Record

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**Chairman of the Board,
The Metropolitan Water
District of So. Calif.**

Randy A. Record

Legal Counsel

Lemieux & O'Neill

Riverside County Planning Department – Riverside
P.O Box 1409
Riverside, Ca 92502-1409

Attention: Mark Corcoran

Gentlemen:

**Subject: Tentative Tract Map No. 34676, Change of Zone No. 7649.
Location: Southeasterly of Monte Verde Road, westerly of Rio
Linda Road, northerly of Anza Road, and northwesterly of El
Chimisal Road. (APN 966-380-005)**

The subject project is located within a sewer special benefit area (Project #25, in attached Exhibit A) and subject to a connection fee surcharge. The details of sewer service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent.

The subject project is an active project with EMWD's New Business Department, with a water and sewer service Work Order Number 15292, and a Record Number WS2013-512.

To date, a final Plan of Service has not been completed.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

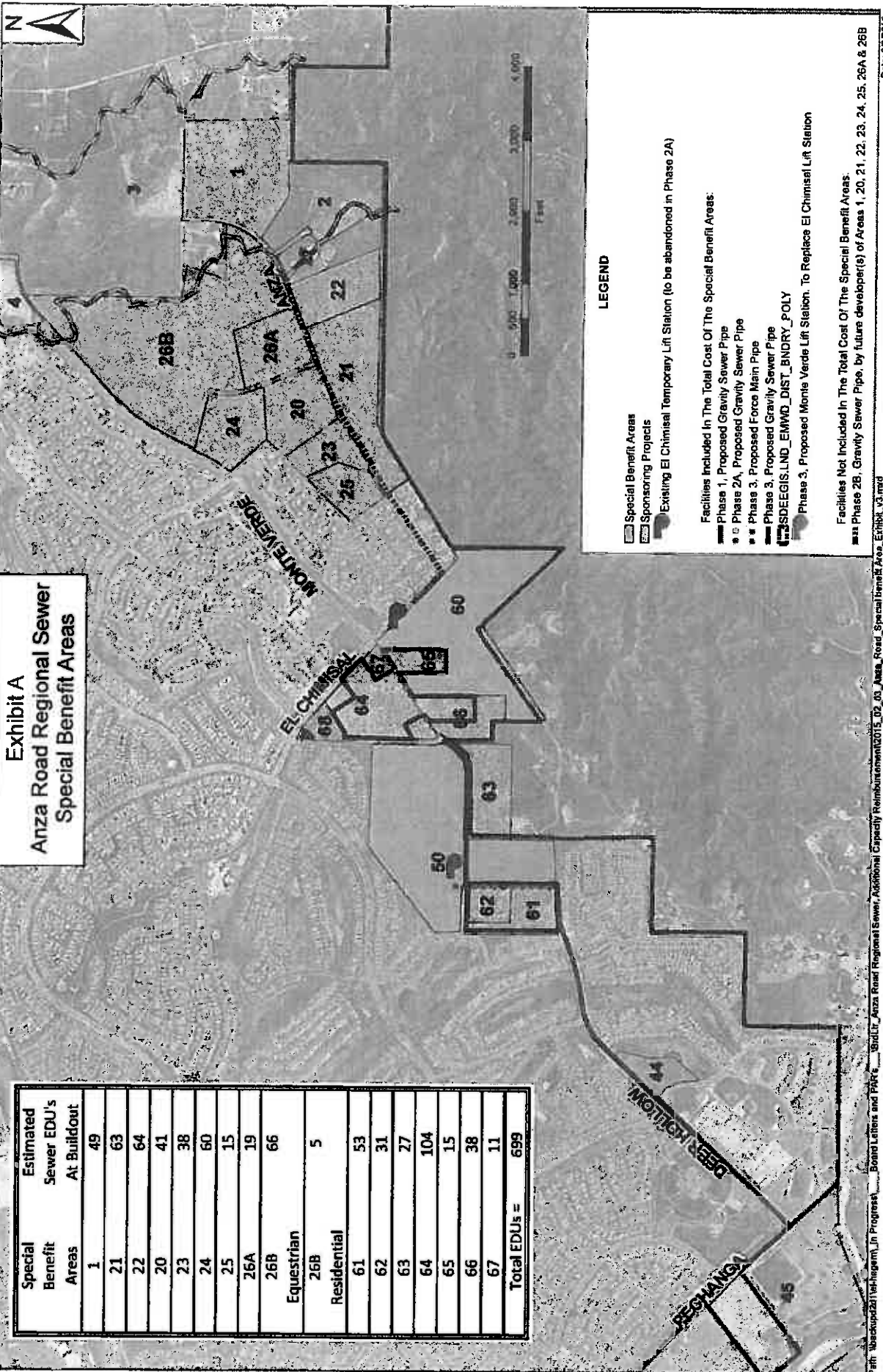
Maroun El-Hage, M.S., P.E.
Senior Civil Engineer
New Business Development
(951) 928-3777 x4468
El-hagem@emwd.org

ME:pn

Attachment: Exhibit A (Special Benefit Area)

Exhibit A Anza Road Regional Sewer Special Benefit Areas

Special Benefit Areas	Estimated Sewer EDU's At Buildout
1	49
21	63
22	64
20	41
23	38
24	60
25	15
26A	19
26B	66
Equestrian	
26B	5
Residential	
61	53
62	31
63	27
64	104
65	15
66	38
67	11
Total EDUs =	699



LEGEND

- Special Benefit Areas
 - Sponsoring Projects
 - Existing El Chimisal Temporary Lift Station (to be abandoned in Phase 2A)
- Facilities Included In The Total Cost Of The Special Benefit Areas:**
- Phase 1, Proposed Gravity Sewer Pipe
 - Phase 2A, Proposed Gravity Sewer Pipe
 - Phase 3, Proposed Force Main Pipe
 - Phase 3, Proposed Gravity Sewer Pipe
 - SDEEGIS.LND_EIMWD_DIST_BNDRY_POLY
 - Phase 3, Proposed Monte Verde Lift Station. To Replace El Chimisal Lift Station
- Facilities Not Included In The Total Cost Of The Special Benefit Areas:**
- Phase 2B, Gravity Sewer Pipe, by future developer(s) of Areas 1, 20, 21, 22, 23, 24, 25, 26A & 26B



State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0459
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



May 14, 2015

Mark Corcoran
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Subject: Initial Study and Mitigated Negative Declaration
LJ Ranch Subdivision Project
State Clearinghouse No. 2015041061

Dear Mr. Corcoran:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Initial Study (IS) and Mitigated Negative Declaration (MND) for the LJ Ranch Subdivision Project (Project) [State Clearinghouse No. 2015041061]. The Department is responding to the IS and MND as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

Project Description

The Project is located within an unincorporated area of Riverside County within the Rancho California Zoning Area of the Southwest Area Plan; southeast of Monte Verde Road, west of Rio Linda Road, north of Anza Road, and northwest of El Chimisal Road; Assessor's Parcel Number (APN) 966-380-005.

The proposed Project includes a request to change the existing zone from Residential Agriculture to One-Family Dwellings, and a Schedule A subdivision of 10.27 acres into 22 single family residential lots with a minimum lot size of 11,000 square feet.

Biological Resources and Impacts

The IS references a Habitat Assessment prepared by Brian F. Smith dated June 18, 2007, a Multiple Species Habitat Conservation Consistency Analysis prepared by Principe and Associates dated April 1, 2014 and a Nesting Season Survey for Burrowing Owl by Principe and Associates dated April 1, 2014. Unfortunately, these

documents have not been included with the IS and MND. Therefore, the Department cannot meet its responsibility as a Trustee Agency to provide meaningful comments on the adequacy of the analyses. In order for the Department to complete its review of the IS and proposed MND and provide substantive comments on project-related impacts to public trust fish, wildlife, native plants, and habitat resources, the aforementioned documents need to be included with the proposed MND.

The Department identified a number of questions, comments and concerns, and requests that each of these be addressed prior to adoption of the proposed MND. The Department's questions, comments, and concerns include:

1. Regarding Mitigation Measure BIO-1, requiring a preconstruction presence/absence survey for burrowing owl (BUOW): if suitable habitat for BUOW was identified on site, then the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) requires that focused BUOW surveys be carried out prior to impacts.

The Department expects that the County of Riverside will follow the *Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Conservation Plan* (Burrowing Owl Survey Instructions), found here:
http://rctlma.org/Portals/1/EPD/consultant/burrowing_owl_survey_instructions.pdf

The Burrowing Owl Survey Instructions specify that the steps for project impact evaluations include:

- a. A habitat assessment;
- b. Focused surveys for both burrows and BUOW during the breeding season; and
- c. A final report, to be submitted to the Riverside County Environmental Programs Department and the Regional Conservation Authority Monitoring Program Administrator.

The purpose of the Burrowing Owl Survey Instructions is to clarify the methods necessary to ensure consistency with the MSHCP and to avoid direct mortality of BUOW through the use of pre-construction surveys. In order to allow coordination with the appropriate agencies and avoid adverse impacts to BUOW, the final report, along with a BUOW Relocation Plan, should be submitted for review and approval by the Department, the U.S. Fish and Wildlife Service (Service), and the Riverside Conservation Authority (RCA) prior to relocation.

In summary, the Department requests that the County of Riverside revise the MND to include a mitigation measure requiring focused burrow and burrowing owl surveys following the MSHCP protocol as discussed above, and submission of a final BUOW report and Burrowing Owl Relocation Plan (if BUOW will be relocated) to the Department, the Service, and the RCA for review and approval prior to BUOW relocation and/or the issuance of a grading permit.

2. Regarding Mitigation Measure BIO-2, requiring a pre-construction nesting bird survey if habitat must be cleared during the nesting season: the “nesting season” is defined in the IS as February 1st through August 31st. However, not all birds nest at the same time – raptor species begin nesting as early as January, and many passerine species nest later than August. Nesting times for individual species may also vary from year to year due to variations in the weather. Therefore, the Department encourages the County to require preconstruction nesting bird surveys regardless of the time of year. Mitigation Measure BIO-2 also requires that nesting bird surveys be conducted “no more than 30 days prior to any ground disturbance”. This is not adequate to prevent impacts to nesting birds because nest building typically takes place over a much shorter time period than 30 days – some species only take a few days to build a nest and begin egg-laying. In order to prevent impacts to nesting birds, the Department recommends that surveys be conducted no more than three (3) days prior to ground-disturbing activities, as instances of nesting may otherwise be missed.

Please note that it is the Project proponent’s responsibility to comply with all applicable laws related to nesting birds and birds-of-prey. Migratory non-game native bird species are protected by international treaty under the federal Migratory Bird Treaty Act, as amended (16 U.S.C. 703 *et seq.*). In addition, sections 3503, 3503.5, and 3513 of the Fish and Game Code (FGC) stipulate the following: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by FGC or any regulation made pursuant thereto; Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by FGC or any regulation adopted pursuant thereto; and Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MTBA.

3. Page 12 of the IS states that “No state or federal jurisdictional areas are present onsite and no MSHCP riparian/riverine or vernal pool habitats are present at the proposed project site.” However, page 27 of the IS states that “The proposed project site currently receives off-site flows from the south side of Anza Road which are then conveyed into an off-site, Riverside County Flood Control District (RCFCD) maintained storm drain located at the project’s northwestern border.” Historical aerial photography of the site indicates that storm water has flowed from the hills located south of the Project site, across Anza road, and across the site from south to north, west of the existing residence. Please note that impacts to this feature will likely require submission of a Notification of Lake or Streambed Alteration. The final MND should include a discussion of the nature of the feature and the impacts proposed, as discussed below.

For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream or use material from a streambed, the project applicant (or "entity") must provide written notification to the Department pursuant to Section 1602 of the Fish and Game Code. Based on this notification and other information, the Department then determines whether a Lake and Streambed Alteration (LSA) Agreement is required. The Department's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if necessary, the environmental document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <http://www.dfg.ca.gov/habcon/1600/forms.html>.

Division 2, Chapter 5, Article 6, Section 1600 *et seq.* of the California Fish and Game Code does not limit jurisdiction to areas defined by specific flow events, seasonal changes in water flow, or presence or absence of specific vegetation types or communities. By long practice, the Department defines a stream as "a body of water that flows perennially or episodically and that is defined by the area in which water currently flows, or has flowed, over a given course during the historic hydrologic regime, and where the width of its course can reasonably be identified by physical or biological indicators." The "*historic hydrologic regime*" is defined in practice by the Department as circa 1800 to the present. Thus, a channel is not defined by a specific flow event, nor by the path of surface water as this path might vary seasonally. Rather, it is the Department's practice to define the channel based on the topography or elevations of land that confine the water to a definite course when the waters of a creek rise to their highest point. To define jurisdictional boundaries otherwise would result in a morass of jurisdictional boundaries that differed from stream to stream, changed with variations in channel morphology along the same stream, or that shifted seasonally on any given stream along with seasonal changes in flow.

The Department's website has information regarding dryland streams in "A review of Stream Processes and Forms in Dryland Watersheds," available at this location: <http://www.dfg.ca.gov/habcon/1600/1600resources.html>.

Additional information can also be found in "Methods to Describe and Delineate Episodic Stream Processes on Arid Landscapes for Permitting Utility-Scale Solar Power Plants, With the MESA Field Guide - Final Project Report" available here: <http://www.energy.ca.gov/2014publications/CEC-500-2014-013/index.html>

Although the proposed Project is located within the MSHCP, a Notification of Lake or Streambed Alteration may be required by the Department, should the site contain areas subject to Fish and Game Code section 1600 *et seq.* jurisdiction, and the Project proposes impacts to these areas. Additionally, the Department's criteria for determining the presence of areas subject to Fish and Game Code section 1600 *et seq.* jurisdiction are more comprehensive than the MSHCP criteria in Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools).

The following information will be required for the processing of a Notification of Lake or Streambed Alteration and the Department recommends incorporating this information into the CEQA document to avoid subsequent documentation and project delays. Please note that failure to include this analysis in the project's environmental document could preclude the Department from relying on the Lead Agency's analysis to issue an LSA Agreement without the Department first conducting its own, separate Lead Agency subsequent or supplemental analysis for the project:

- 1) Delineation of lakes, streams, and associated habitat that will be temporarily and/or permanently impacted by the proposed project (include an estimate of impact to each habitat type);
- 2) Discussion of avoidance and minimization measures to reduce project impacts; and,
- 3) Discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance. Please refer to section 15370 of the CEQA Guidelines for the definition of mitigation.

The Department appreciates the opportunity to comment on the Initial Study and proposed Mitigated Negative Declaration for the LJ Ranch Subdivision Project (SCH No. 2015041061), and requests that the County of Riverside address the Department's comments and concerns prior to adoption of the MND. If you should have any questions pertaining to these comments, please contact Gabriele Quillman at (909) 980-3818 or at gabriele.quillman@wildlife.ca.gov.

Sincerely,


Leslie MacNair
Acting Regional Manager

cc: State Clearinghouse, Sacramento



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

May 19, 2015

California Department of Fish and Wildlife
Inland Deserts Region
Attn: Leslie MacNair
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764

RE: Response to Comments on the Initial Study and Mitigated Negative Declaration for Change of Zone 7649; Tentative Tract Map 34676 (LJ Ranch Subdivision Project) – SCH No. 2015041061

Ms. MacNair,

Thank you for your comments on proposed Change of Zone 7649 and Tentative Tract Map 34676 which were received electronically by the Riverside County Planning Department on Thursday, May 14, 2015.

In consideration of the comment received regarding the technical studies referenced by the Environmental Assessment; copies of the Habitat Assessment prepared by Brian F. Smith dated June 18, 2007, Multiple Species Habitat Conservation Consistency Analysis prepared by Principe and Associates dated April 1, 2014, Nesting Season Survey for Burrowing Owl by Principe and Associates dated April 1, 2014, and the Preliminary Hydrology and Hydrograph Calculations for Tentative Tract Map 34676 prepared by CSL Engineering dated December 16, 2013 were available during the period of public review for the Environmental Assessment and they remain available for your review at the Riverside County Administration Building, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

For all other comments please consider the following responses to the numbered comments submitted and attached to this letter.

1. A final report addressing burrowing owl was submitted to the Riverside County Environmental Programs Department (EPD) in April of 2014. Suitable habitat for burrowing owl was observed on the project site and focused surveys were then conducted between March 10 and March 31, 2014. Burrowing owls or their diagnostic signs were not observed during any of the surveys. Given the potential for owls to inhabit the site, the project will be conditioned to conduct a preconstruction burrowing owl survey.
2. The nesting bird survey requirement can be changed to require preconstruction bird surveys within three days of ground disturbance at any time of year, not just during the defined nesting season.
3. A Preliminary Hydrology Study prepared for the proposed project in December of 2013 did not identify any defined hydrological feature on the proposed site and the United States Geological Survey 7.5 minute series Topographic Map of the Pechanga, California Quadrangle does not identify any hydrologic features on the proposed project site. In addition, a Certified Engineering

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

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

Geologist determined during a 2013 visit to the site that there are no visible or defined streams or watercourses on the site.

Thank you again for reviewing and providing comments on the proposed project and please do not hesitate to contact me by email at mcorcora@rctlma.org or by telephone at 951-955-3025 if you have any questions about this response or the proposed project.

Sincerely,

A handwritten signature in black ink that reads "Mark Corcoran". The signature is fluid and cursive, with the first name "Mark" being larger and more prominent than the last name "Corcoran".

Mark Corcoran, Project Planner

Attached (2): Comment letter received from CDFW dated May 14, 2015
La Cresta Geotechnical Incorporated letter dated February 18, 2014

EXCEPTION TO ORDINANCE 460, SECTION 3.8.C FOR
TRACT 34676

L & J RANCH DEVELOPMENT, LLC

In accordance with ordinance 460, the typical maximum ratio accepted for lot depth to width without a variance is 2.5 to 1 for lots less than 18,000 square feet. Because of the somewhat irregular shape of the property and with a design priority of maximizing lot area in lieu of street area, a lot depth to width variance is requested for the following lot:

LOT 14

Average lot width is 75'

Average lot depth is 240'

$$75'/240 = 3.2$$

In support of the lot width to depth exemption for this lot it should be noted that lot 14 will be one of the most desirable lots in the subdivision. Lot 14 will be located toward the end of a cul-de-sac and it will have a large front and rear yard. In addition, lot 14, will provide an additional front setback to the home, thereby both opening up the cul-de-sac street view and provide better visibility to lot 15.

Debra Bermudez
34103 Vandale Court
Temecula, CA 92592

March 16, 2015

Riverside County Planning Department
Attn: Mark Corcoran
P.O. Box 1409
Riverside, CA 92502-1409

RE: Proposed Development, Tentative Tract Map No. 34676
Amended No. 3 - Change of Zone No. 7649

Commission Members and Staff:

The following contains my concerns as to this project.

A. Environmental Concerns/CEQA

This proposal contains the following environmental concerns:

First, this week California publicly announced that new concerns for a large scale earthquake is imminent. Said announcement was accompanied by multiple governmental reactions that building codes will be reassessed throughout the state. Failure by this board to consider this need to re-evaluate building guidelines including soils issues in a foothill area could foreseeably subject citizens to injury and/or property damage.

Second, there is ongoing gopher activity in the proposed parcel. Any development of this property will disrupt their environment. In the past, these creatures have destabilized the slope between 34103 Vandale Court and the subject property. Evidence of this is available by video, documentary, as well as governmental records. As to the last, the Fire Department had to respond to a landslide situation caused by the gophers. Response call records are therefore available. Any development of this parcel should ensure that this rodent issue and its ensuing collateral issues have been mitigated. Said issues include, but are not limited to, removal of the gophers, and/or barriers to prevent migration to existing residential parcels.

Third, California Burrowing Owls reside at and on the proposed parcel. Said owls have nested on this property and have returned. Their very habitat is proximity predicated on gophers which have never been controlled by the current property owner. By failing to address this rodent issue for years, the property owner has facilitated what now is a habitat for the California Burrowing Owls. Notice is hereby given that the Burrowing Owl Conservation Network will be notified of this proposal to join in the CEQA concerns raised by this project.

Debra Bermudez
34103 Vandale Court
Temecula, CA 92592

Fourth, California is currently in the greatest water crisis in its documented history, specifically, a thousand year drought. This scientific assessment has just been made public. Said situation means that the present 100 year drought models which are the basis for current project reviews are out-dated. Failure to assess this project in light of current environmental concerns regarding water denies the due consideration of CEQA as well as water use issues.

B. Due Process/Detrimental Reliance

This proposal causes the following loss or deprivation of property without reason. When the project adjoining the property was developed, specifically, "The Vineyards," representation was made that the General Plan called for equally consistently sized and increasing lots in the remaining adjoining parcels. The present zoning on the parcel would be consistent with said representation. Furthermore, through the development of the parcels currently on Anza Road, south of The Vineyards, homeowners detrimentally relied on the established pattern of development. This proposal shows no need to deviate from its existing zone density. In fact, the further one gets from Highway 79, the obvious intent of the General Plan is to decrease density as these parcels feed into the Wine Country Plan and ultimately to the fringe of all development. This proposed project is externally inconsistent with representations made in the development of The Vineyards, to which the County through its course of past practice in approved projects, lent its imprimatur. Said increased density zoning will result in the homeowners having detrimentally relying on this.

C. Due Process/Gifting of Public Funds by Waiving Joinder in the Cost of the Wash

Currently, a special assessment district was created to provide for a dry river wash, just north of the proposed parcel. Said assessment district was created by the development agreement between existing projects. This wash is paid for by the current homeowners. By giving access to this project to this wash, the county is taking property paid for by one citizen and gift it to another citizen. Said action appears to be illegal in light of the fact that the district was by and for others. Further, any special assessment is by definition a public work. A gift of a public fund nor matter how minimal is in violation of 424 of the Penal Code. I do not consent to the joinder of this property to this special assessment. If joinder is permitted, a valuation to justify compensation should be done. That joinder has not happened in the past, does not amount to defense of 424 PC.

D. Public Safety/Children's Privacy

The proposed project contains a street that heads directly into 34103 Vandale Court. There is a significant disparity of elevation. The idea of directing a road directly into the

Debra Bermudez
34103 Vandale Court
Temecula, CA 92592

sightline of bedrooms containing children without significant visual barriers involves a disregard to the safety of children's privacy. A Megan's law check for the area shows

that registered offenders are not that far removed from this proposed perch into children's rooms.

Consequently, alterations should be made to the roadway and a privacy allowance for trees should be provided to existing homeowners to ensure this not to happen. By planting on their parcels at the expense of the development, this concern can be minimized. This allowance should not result in a taxable event to the existing homeowners or, if it does, that should be considered in determining the amount.


E. Public Safety/Launch Pad

The proposed project contains a street that heads directly into 34103 Vandale Court. A straight line from that street is a pronounced drop. Whenever a road may lead to a precipice due caution should be exercised to ensure that a vehicle does not land in the ravine. Furthermore, this ravine is actually an inhabited dwelling house. It is reasonably foreseeable that a motor vehicle either by distraction could continue forward into the aforementioned parcel. Failure to account for that or to alter the direction to decrease its direct approach to the aforementioned parcel would certainly be unreasonable.

F. Public Safety/Water Retention Basin/Attractive Nuisance

The project proposes a retention basin to be built next to the existing retention basin. Access to this area must be strictly denied to non-essential personnel. The County is creating an attractive nuisance by providing a de facto "skatepark." To ameliorate this concern significant enforcement mechanism should be in place. A reciprocal agreement between the existing basin homeowner's association and the new development for inspection should be agreed. Further, although motion lighting is not feasible due to the constant alerts caused by creatures. A motion activated security camera coupled with an inspection protocol should occur. In the event, that evidence of skateboard, or other misuse is present, the county should require that the respective agreement provide for escalating methods of avoiding the nuisance. It is reasonably foreseeable that this attractive nuisance will cause injury absent significant access denial mechanisms.

I hope that due consideration is given to these subjects.

Sincerely,

Debra Bermudez

Morgan Valley Review Committee for Adjacent Development

c/o Walters Management
25109 Jefferson Ave, Suite 300
Murrieta, CA 92562
951.698.8511

(via electronic mail)

April 13, 2015

County of Riverside Planning Department
Attn: Mark Corcoran
PO Box 1409
Riverside, CA 92502-1409

Re: Public Hearing and Intent to Adopt a Mitigated Negative Declaration, Tentative Tract Map No. 34676, Change of Zone no. 7649

Dear Mr. Corcoran,

The developer of this project and some of the residents of Morgan Valley and Morgan Hill met on 3/26/2015 wherein the developer was to present the project and answer questions from residents. Larry Markham made the presentation on behalf of Ed Gorman. The presenters did not answer all questions to the satisfaction of the community, while the community was informed several of these questions/issues were going to be conveyed to Mr. Gorman and the County for a response. Following the developer's presentation, residents further reviewed the project and had additional concerns. This project is scheduled for a hearing at the Planning Commission on 4/15/2015. We are requesting that the Planning Commission delay decisions and action on this project until all the concerns listed below are fully addressed:

- This project proposes a street behind the properties at the end of VanDale Court and Centerstone Circle. The proposed street is at a higher elevation than the adjacent homes. It will severely impact the privacy, security and safety of these existing properties. The home owners expressed their preference to have the backyard of lots in TTM 34676 facing the backyard of their properties.
- The headlights of cars driving westbound on Street B will be another nuisance to the existing homes' second floors because this street is at a higher elevation and will shine directly into the backs of these homes on VanDale and Centerstone.

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

- ❑ The proposed project proposes a gated entrance on Street A at Anza Road. Lights and noise from the proposed gated entry will have a negative impact to the existing adjacent homes. The entry should be relocated further to the east. The developer representative stated that this tract is matching the entrance location of the other proposed Tract across it on Anza Road. However, this other tract is not yet constructed and it will depend in the drainage facilities constructed per this proposed TTM 34676. It is requested that a detailed noise, traffic, emissions, and light study be conducted based on the current TTM 34676 plan, given that "A" Street parallels the backyards of homes on Centerstone Circle and VanDale Court.
- ❑ TTM 34676 has annotated "It is anticipated that TTM 32227 will develop before TTM 34676". This statement is questionable. TTM 32227 will require the sewer and drainage facilities constructed per TTM 34676 as TTM 32227 is upstream of TTM 34676. Additionally, TTM 32227 should have the necessary details to be constructed as a stand-alone project as it will likely develop first.
- ❑ Neither the TTM 34676 nor the conditions of approval specify the minimum building size in square feet of the homes in the proposed development. This is very important to maintain the current value of existing properties in our community. Any development in this area should continue to be in line with the intent urban to rural transition community feel, especially given this proposed development's location in the vicinity of Morgan Valley, the Wine Country, existing R-10 properties (that are not being re-zoned), and abutting the Pechanga Indian Reservation. In addition, the proposed project, at a minimum, should maintain the appraised value of the neighboring developments, especially Morgan Valley. The County should revise the conditions of approval considering compatibility of this TTM 34676 project and be specific in regards to the minimum building size. Similar to any other real estate project, this project could be sold at a later date and any future owner should be required to develop the site with obligations per the approved TTM and conditions of approval only.
- ❑ TTM 34676 proposes minimum lots sizes of 11,000 square feet. However, lots 11 and 14 exceed the 2.5 depth/width ratio per County Ordinance 460, Section 3.8C. Also, lot 20 has a usable area of approximately 8,270 square feet and the usable areas of lots 10 and 17 have an irregular shape. Lot 10 is triangular and lot 17 has a diamond shape. It is important to know the maximum size of building that can be fit in these lots as it appears that homes considerably smaller than the ones in our community will only be able to fit on these lots.
- ❑ The proposed landscape plans for this project proposes a 4 rail PVC fence along the perimeter of the project. The residents have expressed preference of continuance with the existing block wall and tubular steel fence to match the exiting improvements.
- ❑ The proposed landscape for the 2:1 slopes fronting our community will be planted with Pink Myoporum as ground cover. CSA143 replaced the original ground cover in some slopes on Butterfield Stage Road and El Chimisal Road with mulch for maintenance

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
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savings. With the climatic conditions of southern California and the recent water restrictions required by the Governor, this practice may become more of the norm in our areas. Steep slopes of 2:1 present a challenge for the establishment of native vegetation if water is restricted. The developer should consider flattening the slopes or providing a short retaining wall that will improve the planting, water conservation and maintenance of the slopes to guaranty they remain aesthetically pleasing, as well as enforceable to the future HOA that will be maintaining them.

- ❑ There is currently a drainage issue from the parcel owned by Mr. Gorman where TTM 34676 is proposed. It is affecting the adjacent property owners in Centerstone Circle and VanDale Court. There is an infestation of gophers or other rodents on his property that have created a network of tunnels that end in the cut slopes in some the properties in Centerstone Circle and VanDale Court. When it rains, storm water is conveyed from the gopher tunnels in Gorman's property and discharges in the properties in Centerstone Circle and Vandale Court. Mr. Gorman has been contacted by some of the property owners, but has neglected to take action. This issue needs to be addressed immediately, and in the final design of TTM 34676, by including either a French drain and/or other drainage measures to prevent diversion of flows into adjacent properties. As drawn, the slope between the existing "V" ditch and the proposed street will continue to attract gophers or other rodents and continue adversely affecting the properties on Centerstone Circle and VanDale Court.
- ❑ The project proposes to extend the storm drain from Marsanne Street to Anza Road. It does not provide a detail of how the existing inlet in the HOA maintained lot will be provided.
- ❑ A considerable amount of silt is carried by run-off from the properties south of Anza Road. The County Transportation Department has not done a sufficient job in maintaining this area to remove the silt. The Morgan Valley HOA landscape contractor is currently maintaining the existing V-ditch in HOA property free from debris. The County has suggested the HOA to coordinate with the property owners south of Anza Road. We consider that at the time of entitlement of projects like this is the best time to take correction action for problems that may become worst in the future. A desilting basin is needed at the storm drain inlet south of Anza Road.
- ❑ The sewer in Anza Road will be reconstructed and may temporarily impact the service in some properties fronting this road.
- ❑ The proposed TTM 34676 project does not stand by itself. It is dependent on public water, sewer and storm drain facilities currently being financed by the 143 property owners of Morgan Valley with special tax assessment called CFD 2003-15A Morgan Valley. The project should be annexed to CFD 2003-15A and pay its fair share to reduce the balance of the debt. The developer of this project should coordinate with the Morgan Valley HOA, the County of Riverside and Eastern Municipal Water District (EWMD) for

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

their fair share of these costs. This project should not be approved until this arrangement has been worked out and the CFD financials adjusted accordingly.

- The proposed project has a basin with only one 24” storm drain outlet pipe. It should have a redundant system or clearly indicate the location of the overflow spillway in the event that the outlet gets clogged. The proposed basin should not present a flooding hazard to adjacent properties.
- The County did not request a traffic study for this project. This project will impact Anza Road and El Chimisal Road, contributing with additional traffic at the intersection of El Chimisal and Redhawk Parkway. This intersection does not have a traffic signal and gets very busy at early peak hours.
- This project does not provide access to Butterfield Stage Road, which is a major feeder road to grocery stores and other shops/services. Most likely future residents of TTM 34676 trying to access to Butterfield Road and Highway 79S will take a shortcut thru Morgan Valley on Baystone Street and Starpoint Street. This will add significantly to early degradation of road surfaces, increase safety concerns children playing on the local streets, and other issues associated with increased traffic flow through residential neighborhoods.
- What additional funding and impacts to local school populations have been conducted? Currently, Great Oak High School is at maximum capacity.
- Tract 29473 and 29473-1 were completely built in 2007. The aerial topography on the proposed 34676 Map is not updated. With the exception of the lots in Saddleback Court, Fieldstone Court and Sagewind Court, it does not reflect the as-built grading and residential structures of Tract 29473 and 29473-1. It does not comply with the minimum information required per item 36 of the Subdivision and Development Matrix for the Application for Subdivision and Development: “When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to determine compatibility with adjacent property.”
- The cross sections in the TTM are not drawn to scale and do not represent accurate the proposed improvements and grading with the existing back of the lots. The developer presented accurate good cross sections in the meeting of 3/26/2015. It is recommended that they are included in any revision in the TTM or provided together with future submittal.

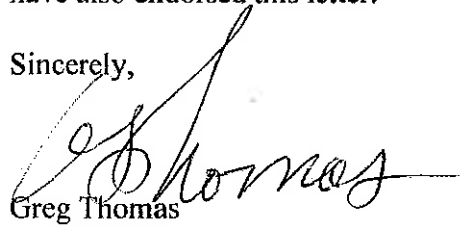
The residents of Morgan Valley request that the items above be sufficiently addressed, especially the studies related to traffic, light, noise, emissions, and security, prior to any approval by the County Planning Commission and subsequent County Supervisor approval. It is recommended that a second meeting with the developer be coordinated and held to address these issues and prior to any approvals.

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

The point of contact for the Morgan Valley Review Committee is Mr. Greg Thomas at (951) 591-1093, email: gsthomas63@gmail.com

Besides myself as the undersigned, the home owners with zip code 92592 on the following page have also endorsed this letter.

Sincerely,

A handwritten signature in cursive script that reads "Greg Thomas". The signature is written in black ink and is positioned above the printed name "Greg Thomas".

Greg Thomas

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

Print Name

Address

Signature

Brian + Lisa Balka 34091 Centerstone Circle Brian A. Balka

Sally Reynolds 34100 Centerstone Circle Sally Reynolds

JAMES CORSO 34077 Centerstone Circle James Corso

Michele Corso 34077 Centerstone Circle Michele Corso

NORMAN REYNOLDS 34100 CENTERSTONE CIRCLE Norman Reynolds

Patrick McAvey 34058 Centerstone Cir Patrick McAvey

Nargis Naseri 34044 Centerstone Cir. Nargis Naseri

Shafi Naseri 34044 Centerstone Cir Shafi Naseri

Meer Stanislaus Nazerainican 34086 Centerstone Circle Meer Stanislaus Nazerainican

Stephanie Koenigshofer 34100 Centerstone Circle Stephanie Koenigshofer

Chris Putits 34105 Center Stone Cir Chris Putits

ALISON MATHEW, 34030 CENTERSTONE CIRCLE Alison Mathew

BENITO PEREZ 34030 CENTERSTONE CIRCLE Benito Perez

Tjeerd Brink 34021 Centerstone Cir. Tjeerd Brink

Conce + Keli Loushin 45205 Rideau St. Conce + Keli Loushin

Ken Stovall 45237 Rideau St Ken Stovall

DENNIS KHANH 34047 Vandale Ct Dennis Khanh

Tessa Khanh 34047 Vandale Ct. Tessa Khanh

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015



Print Name	Address	Signature
Deborah Walters	34049 Centerstone	
David J Puritis	34105 Center Stone Cir	Tomasz Pank
Jany Koenigshter	34100 centerstone circle	

~~Tommy Walters 34049 Centerstone~~

MICHAEL & LISA PISRINO	45261 RIDGEVIEW ST.	
Bryce Schaefer	34050 Vandale Ct.	
Laura Schaefer	"	

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

Print Name

Address

Signature

Jeff HUANG 34061 Vandale ct

Sharon Kim 34015 Vandale Ct.

Brian Kim 34015 Vandale Ct

Angel Bermudez 34103 Jade Ct.

Debra Bermudez 34103 Vandale Ct.

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

Print Name

Address

Signature

~~RYAN JAEGER~~

~~LAUREL GLEN CIR~~

~~Willie CASTRO~~
Paul Kantowski 45249 Laurel Glen Circle

Paul Gergel 45292 Laurel Glen Cir.

Paula PAULA GRAY 45628 Laurel Glen Cir.

Randy Kniffin 45244 Laurel Glen Cir.

Russ + Karen Fox 45172 Laurel Glen Cir.

Mitchell Fox 45140 LAUREL GLEN CIRCLE

45100 Laurel Glen Circle

45052 Laurel Glen Cir

Rhonda Kitley

William Peters 45045 Rideau St

Greg. Perwin 33949 Stepstone Ct.

Greg R. Wells 33963 Stepstone Ct.



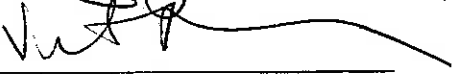
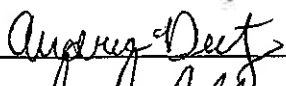



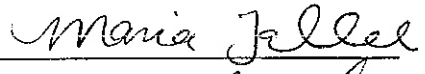
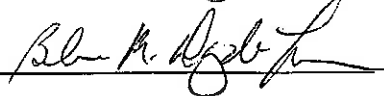
33986 Stepstone Ct

DAN MCCALL

Jennifer Orr 33972 Stepstone Ct

Brad Allinson 33958 Stepstone Ct

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

Print Name	Address	Signature
Tom Baugh	34028 Vandale ct	
RICK HANSON	34070 VANDALE CT	
Vincant Orlando	34084 Vandale ct.	
Andrew Dertz	45141 Ridge St.	
David Moore	33945 Baystone St.	
KELLY DAREN	34001 BAYSTONE ST	
Mark Talluto	3396 3396 S Baystone St	
Maria Talluto	33968 Baystone st	
Belen Diazdeleon	33954 Baystone St. Temecula	

Mr. Mark Corcoran
Re: Proposed Change In Zone #7649/TTM #34676
April 13, 2015

Print Name

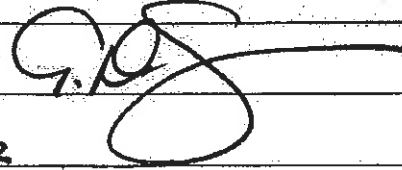
Address

Signature

Thomas M. DeSantis

45196 Laurel Glen Cir

Temecula, CA 92592



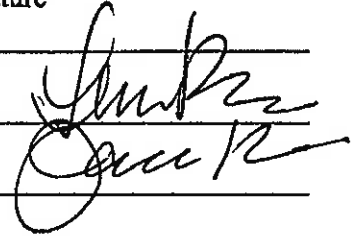
Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

Print Name

Address

Signature

Jamal & Lisa Farha 45130 Marsanne St
Temecula, CA 92592



Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

Print Name

Address

Signature

DANIEL COLLETTE 34234 STARPOINT, TEMECULA, CA 92592 Daniel Collette

Mr. Mark Corcoran
Re: Proposed Change In Zone #7649/TTM #34676
April 13, 2015

Print Name

Richard L. Wilson

Address

45610 Anza Road

Signature

Richard L. Wilson

Last page to add

Mr. Mark Corcoran
Re: Proposed Change in Zone #7649/TTM #34676
April 13, 2015

Print Name

Address

Signature

Print Name	Address	Signature
Deanna Fox	45189 Rideau St.	Deanna Fox
Nathan Fox	45189 Rideau Street	Nathan Fox
Kevin Hughes	34106 Centerstone Cir.	Kevin Hughes
SENIOR FEM	Hughes 34106 Centerstone	Fanny Hughes
Neva Ventre	34072 Centerstone Cir	Neva Ventre
Steve Ventre	34072 Centerstone Cir	Steve Ventre
Staci Moran	45036 Tudal st	Staci Moran

County of Riverside Planning Department
Attn: Mark Corcoran
PO Box 1409
Riverside, CA 92502-1409

**Re: Public Hearing and Intent to Adopt a Mitigated Negative Declaration,
Tentative Tract
Map No. 34676, Change of Zone no. 7649**

Dear Mr. Corcoran,

The developer of this project and some of the residents of Morgan Valley and Morgan Hill met on 3/26/2015 during Spring break. Please keep in mind that approx 50-60 residents were present, many more wanted to attend but were out of town due to the break. Larry Markham made the presentation on behalf of Ed Gorman. Larry Markham stated that Mr. Gorman was willing to work with our community and come up with solutions to make everyone happy.

I along with my neighbors expressed GREAT concern that the proposed gated entrance/exit and road is to be located directly behind homes on Centerstone Cir and Vandale Court. The entrance and exit to this proposed development is located behind my wrought iron fence (34105 Centerstone Circle).

I am very concerned over the traffic noises that will occur due to the traffic volume, noises caused by acceleration and deceleration of vehicles, exhaust fumes from said vehicle, noises from a squeaky gate, noisy pin pad/telephone box that will be used at all hours of the day and night, bright lights in my backyard that shine into all of my bedroom windows. Also a complete loss of ALL privacy in my own backyard. Ed Gorman wants to install a plastic split rail fence!! This means EVERY SINGLE person who drives down the road can look directly across into all of my children's and our bedrooms. Also they will have a bird's eye view of my backyard as they are waiting at the gate.

I along with my neighbors asked if the proposed road and the entrance/exit gate could be moved further West onto Anza Road. We also requested to have the backyards of the proposed lots in TTM 34676 facing the backyards of our properties. This is the way all of the homes situated in neighboring development. Larry Markham stated that he and Ed would contact my wife and I and we would meet privately to discuss our concerns in depth, 19 days and counting and no contact from anyone!

Also Gorman used FHWA-RD-77-108 noise study. The core vehicle noise emission database for this model was collected in the mid 1970's! In this model no data was collected for vehicles on grade/hill (ANZA) or vehicles subject to interrupted-flow

conditions like toll booths, entering and exiting a gate! Every time a vehicle accelerates or decelerates the noise level is greatly affected. Between 1993 and 1995, data were collected for over 6000 vehicle pass-bys at over 40 sites in 9 states across the country. FHWA TNM (Version 1.0) was released in March of 1998. The model was the culmination of six years of extensive research. It included a new/expanded vehicle noise emissions database and state-of-the-art acoustical algorithms.

Why was Ed Gorman allowed to use a old outdated databases when versions (1.0, 2.0, 2.5 and 3.0 are available) that is NOT capable of addressing the slope/grade on Anza Road or the interrupted traffic flow patterns that will be caused by the gate.

I am not naive I understood that when I purchased this house that eventually homes would be built behind us. Ed Gorman's proposed development is gated, so he can sell each home for more money. Gorman is proposing to install plastic split rail fences versus split block walls. This fence choice allows him to pinch more pennies and make more profit per lot. I do not feel that Gorman should be making a profit at the expense of my property values and those of my neighbors. Homes that border a gate and busy inlet roads are less desirable especially when those homes have no privacy because of said road. We cannot have our properties devalued. Ed Gorman has drawn the lots/development the way he has so our homes will be devalued while causing minimum disruption and home devaluation to his properties. Seems to me to be very unfair his profit at my expense.

Ed Gorman states in his proposed development will generate **211** daily trips Mon -Fri (ITE). There is NO discussion on trips for Saturday and Sunday. Per the 2009 National Household Travel Survey (NHTS) 85% of all travel start and end their travel at home between the hours of 6:00 a.m. and 7p.m. This means that every 4.34 minutes a car is traveling behind our homes on road "A". However this trip generation estimate does NOT include deliveries (furniture, groceries, dry-cleaning, electrician, plumber handyman etc) service trips (dog groomer, housekeeper, gardener, car washer, babysitter) and it does NOT include guest/visitor trips or the bringin home of boats, RV's, trailers, jet ski' etc.

Per the 2009 NHTS surveys on average each home receives:

- 3 deliveries per month* 22 homes= 66 deliveries/30 days =2.2 deliveries a day
4.4 times a day vehicle is entering and exiting the gate..
- Let's assume that only 50% of the community have a gardener and housekeeper who come every 2 weeks.4.33 visits * 11 homes=47.63 visits a month/30 days=1.59 visit for service = **3.18** times a day vehicle is entering or exiting.
- NHTS sates that 2.53 round trips per driver per weekend (Sat & Sun)* 2.58 driver per household=6.52 trips per weekend per household * 22 homes = 143.44/71.72 round trips per day =**143.44** times day vehicle is entering or exiting on a weekend.

- delivery of the USPS mail 26 times a month/30 days .86 visits= **1.73** times a vehicle is entering or exiting a day
- also let us assume that 2.2 times a week someone family, friend, guest, boyfriend, girlfriend visits someone in your household $2.2 * 22 \text{ homes} = 48.4 * 52 / 12 / 30 \text{ days} = 6.99 \text{ visits} = \mathbf{13.98}$ times a day a vehicle enters or exists the gate.

Using Gorman's figure of 211 trips plus the above figures (not including weekend trips) we now have a vehicle entering or exiting very 3.91 minutes.

There is currently a very serious drainage issue from the parcel owned by Mr. Gorman where TTM 34676 is proposed. It is affecting my property located at 34105 Center Stone Circle. There is massive infestation of rodents on his property that Ed Gorman has neglected he has not adequately maintained his property. These rodents have created a giant network of tunnels that end into my slope and has caused mudslides. Also my slope has become extremely unstable. When it rains, storm water is conveyed from the thousands of gopher tunnels in Gorman's property where TTM 34676 is proposed and discharges at the base of my slope. My slope is 8.5 to 9 feet tall. Also this network of tunnels has undermined our associations V-Ditch. it is now cracked n multiple spots along my property. This undermine and cracking of the association V-ditch has also created serious issues.

I have spoken to Ed Gorman's son regarding this issue in Jan 2015 and Larry Markham on 3-25-2015 at the meeting. Gorman's son promised that once the land dried that they would dig down compact the earth and eradicate the rodent infestation and Larry Markham promised us at the meeting that he and Ed would come and speak to us privately regarding this serious situation. We are still waiting!!

My wife spoke to Ed Gorman on 4-10-2015 at 8:50 a.m. he was behind our fence line cutting down the tree. She advised Ed Gorman of the infestation and hillside erosion. Ed Gorman stated he was cutting down the trees, and discing the field on Monday and that should take care of our problem. She advised Gorman that discing down 3-5 inches does nothing for tunnels that run 8.5 to 9 feet down inside my slope. Gorman stated on that Monday he would come by and speak to me. She also advised Gorman that we have multiple videos and detailed photos documenting the damage his rodent infestation property has caused. To date we have received no communication regarding repairs to my property or to the associations request that Gorman Repair the V-ditch.

This issue needs to be addressed immediately, and in the final design of TTM 34676, by including either a French drain and/or other drainage measures to prevent diversion of flows into my property. As drawn, the slope between the existing "V" ditch and the proposed street will continue to attract gophers or other rodents and continue adversely affecting my property.

In closing I am asking the planning committee ensure that this proposed development keep the homes in line with the area in comparable size. Also I am requesting that this proposed development share in our special assessment CFD 2003-15A Morgan Valley. the proposed development does not stand by itself. It is dependent on public water, sewer and storm drain that we all currently pay for. Why should this proposed development get a free ride that I pay for?

Thank you for listening to our concerns
David and Christine Putits
34105 Centerstone Cir
Temecula Ca 92595

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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.

EDWARD M. GORMAN
PRINTED NAME OF APPLICANT

E M Gorman
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.

EDWARD M. GORMAN
PRINTED NAME OF PROPERTY OWNER(S)

E M Gorman
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 952-250-014(OLD), 966-380-005-9(NEW)

Section: 23 Township: 85 Range: 2W

Approximate Gross Acreage: 10.27

General location (cross streets, etc.): North of AMZA RD., South of MONTE VERDE, East of PASCAL, West of BUTTERFIELD STAGE RD.

Thomas Brothers map, edition year, page number, and coordinates: 2002, 980, A4

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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):

19 LOT RESIDENTIAL DEVELOPMENT ON 10.3 ACRES

Related cases filed in conjunction with this request:

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

If yes, provide Case No(s). _____ (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: BIO., ARCH., GEO.

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 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: 50,000 CYD EST.

Estimated amount of fill = cubic yards 50,000 CYD EST.

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

Import _____ Export _____ Neither BALANCE SITE

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 7037 MIN. sq. ft.

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

If yes, in which one of the following watersheds is it located (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) *GM Gorman* Date 3-12-08

Owner/Representative (2) _____ Date _____

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:

TENTATIVE TRACT MAP NO. 34676 - CHANGE OF ZONE NO. 7649 – Intent to Adopt a Mitigated Negative Declaration – Applicant/Owner: L & J Ranch Development LLC – Engineer/Representative: CSL Engineering – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** Proposed Schedule A subdivision of 10.27 acres into 22 single family residential lots with a minimum lot size of 11,000 square feet and one (1) detention basin and a change of zone from Residential Agriculture – Minimum Lot Size 10 Acres (R-A-10) to One Family Dwellings (R-1).

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
APRIL 15, 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, Mark Corcoran, at 951-955-3025 or email mcorcora@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: Mark Corcoran
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/13/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TR 34676 For

Company or Individual's Name Planning Department

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.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

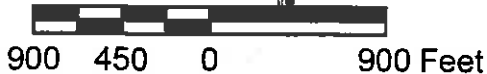
Expires on 9-1-15 NR

TR34676 (600 feet buffer)



Selected Parcels

966-431-006 966-411-011 966-421-002 966-401-002 966-430-001 966-380-004 966-430-004 966-430-010 966-430-017 966-430-003
 966-420-013 966-411-017 966-421-016 966-401-014 966-401-001 966-421-019 966-401-013 966-431-004 966-400-005 966-430-
 002
 966-430-016 966-430-005 966-421-009 966-411-008 966-400-001 966-430-020 966-411-003 966-401-004 966-411-015 966-401-005
 966-411-012 966-421-010 966-400-003 966-421-015 966-421-001 966-430-015 966-400-002 966-401-015 966-431-007 966-411-001
 966-401-007 966-401-003 966-411-019 966-411-010 966-421-003 966-430-018 966-411-016 966-401-010 966-401-016 966-411-013
 966-430-014 966-400-004 966-411-009 966-410-003 966-401-017 966-410-007 966-380-005 966-421-007 966-411-005 966-421-004
 966-410-009 966-421-005 966-420-019 966-401-008 966-420-022 966-411-004 966-401-009 966-431-005 966-420-021 966-380-
 002
 966-380-003 966-380-039 966-430-007 966-411-014 966-410-004 966-420-020 966-410-008 966-430-012 966-401-006 966-411-007
 966-401-012 966-410-006 966-380-009 966-380-008 966-421-017 966-380-041 966-421-006 966-421-008 966-411-002 966-411-018
 966-430-006 966-430-011 966-430-013 966-410-005 966-430-021 966-421-014 966-401-011 966-430-019 917-300-001 966-421-018
 966-411-006



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: 966380003, APN: 966380003
MORGAN VALLEY COMMUNITY ASSN
16845 VON KARMEN STE 200
IRVINE CA 92606

ASMT: 966400002, APN: 966400002
MARILYN MENDOZA, ETAL
34192 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380004, APN: 966380004
ANZA BUTTERFIELD ROAD 34
13240 EVENING CREEK 316
SAN DIEGO CA 92128

ASMT: 966400003, APN: 966400003
KAREN BARTZ WIGGINS, ETAL
34206 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380005, APN: 966380005
JUDITH GORMAN
43980 MAHLON VAIL NO 1302
TEMECULA CA 92592

ASMT: 966400004, APN: 966400004
JACINTA LAGMAN, ETAL
34220 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380009, APN: 966380009
REDHAWK VALLEY II
C/O DAN STEPHENSON
41391 KALMIA ST 200
MURRIETA CA 92562

ASMT: 966400005, APN: 966400005
MARJEAN COLLETTE, ETAL
34234 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380039, APN: 966380039
MORGAN VALLEY COMMUNITY ASSN
C/O PULTE HOME CORP
2 TECHNOLOGY
IRVINE CA 92618

ASMT: 966401001, APN: 966401001
CHAD BARRY
34269 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380041, APN: 966380041
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 966401002, APN: 966401002
KAREN BERRIOS, ETAL
34255 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966400001, APN: 966400001
MARTHA DITONTO, ETAL
34178 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966401003, APN: 966401003
GRETCHEN KUCK
45130 SAGEWIND CT
TEMECULA, CA. 92592

Reviewed: MC 3-1-15

ASMT: 966401004, APN: 966401004
ERIC WEBER
45144 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401011, APN: 966401011
STACEY VASQUEZ, ETAL
45140 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401005, APN: 966401005
NATALIE KODA, ETAL
45158 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401012, APN: 966401012
RICHELE JEMIOLA, ETAL
45154 FIELDBROOK CT
TEMECULA CA 92592

ASMT: 966401006, APN: 966401006
RACHEL MILLER REIF, ETAL
45165 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401013, APN: 966401013
NANCY TROUT, ETAL
45168 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401007, APN: 966401007
ALLISON TRAPP, ETAL
45151 SAGEWIND CT
RIVERSIDE CA 92592

ASMT: 966401014, APN: 966401014
CARLOS CORNEJO
45161 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401008, APN: 966401008
DEBBIE RODGERS, ETAL
45137 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401015, APN: 966401015
MARION STEWART, ETAL
45147 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401009, APN: 966401009
KRISTI GRANT, ETAL
45123 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401016, APN: 966401016
LUCINDA ROWELL, ETAL
45133 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401010, APN: 966401010
MELINDA JUSTICE, ETAL
45126 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401017, APN: 966401017
KERIN SHIMOZONO, ETAL
P O BOX 893278
TEMECULA CA 92589

Revised: MC 3-1-15

Bend along line to expose Pop-up Edge™



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ASMT: 966410003, APN: 966410003
LEANNE HARDESTY, ETAL
34080 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411001, APN: 966411001
CARLA THOMAS, ETAL
45122 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410004, APN: 966410004
NARGES JAVID
34094 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411002, APN: 966411002
RONALD MORRIS
45136 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410005, APN: 966410005
BLANCA KHAN, ETAL
34108 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411003, APN: 966411003
ELEANOR SEISE, ETAL
45150 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410006, APN: 966410006
LINDY SABBARA, ETAL
34122 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411004, APN: 966411004
CINDY SPANO, ETAL
45164 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410007, APN: 966410007
COURTNEY PAINTER, ETAL
34136 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411005, APN: 966411005
PAMELA MOSES, ETAL
45171 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410008, APN: 966410008
MARIA ANDRES, ETAL
10416 MISTY REDWOOD TRAIL
FORT WORTH TX 76177

ASMT: 966411006, APN: 966411006
KAREN CORCORAN, ETAL
45157 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410009, APN: 966410009
REBECCA MORA, ETAL
34164 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411007, APN: 966411007
CHRISTIAN TAFOYA, ETAL
45143 SADDLEBACK CT
TEMECULA, CA. 92592

Reviewed: ML 3-1-15

ASMT: 966411008, APN: 966411008
DONALD PARK
45129 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411015, APN: 966411015
ERIC YAN
45167 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411009, APN: 966411009
SUSAN HURST, ETAL
45115 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411016, APN: 966411016
DYANA GEDDIE, ETAL
45153 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411010, APN: 966411010
DONNA BADALAMENTI, ETAL
45118 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411017, APN: 966411017
BRYAN KING
45139 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411011, APN: 966411011
AMBERLY WATSON, ETAL
45132 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411018, APN: 966411018
LORI PETERSEN, ETAL
45125 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411012, APN: 966411012
ERIKA LUNDQUIST, ETAL
45146 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411019, APN: 966411019
HAROLD COLEMAN
45111 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411013, APN: 966411013
JANET BENJAMIN
45160 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966420013, APN: 966420013
DEBRA NAMETH, ETAL
33991 STEPSTONE CT
TEMECULA, CA. 92592

ASMT: 966411014, APN: 966411014
MICHAEL BARNEY, ETAL
C/O MICHAEL D BARNEY
45174 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966420019, APN: 966420019
MARIA TALLLUTO, ETAL
33968 BAYSTONE ST
TEMECULA, CA. 92592

Revised: ml 3-1-15



ASMT: 966420020, APN: 966420020
SHERRY CHEN, ETAL
33982 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421005, APN: 966421005
SARAH PETERSON, ETAL
45178 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966420021, APN: 966420021
THERESA LIVACCARI, ETAL
24040 CAM DEL AVION A209
MONARCH BEACH CA 92629

ASMT: 966421006, APN: 966421006
DENISE BLEDSOE, ETAL
34015 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966420022, APN: 966420022
JOAN CALINISAN, ETAL
45063 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421007, APN: 966421007
SUSAN PARKER, ETAL
34001 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421001, APN: 966421001
GARY KAZANJIAN
45082 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421008, APN: 966421008
JESSICA FLORES, ETAL
33987 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421002, APN: 966421002
JANET LICITRA, ETAL
45106 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421009, APN: 966421009
WENDY FORSBERG, ETAL
33973 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421003, APN: 966421003
LISA PUCCINI FARHA, ETAL
45130 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421010, APN: 966421010
EUNICE YOO
C/O GGC GROUP
3100 CURLY HORSE WAY
NORCO CA 92860

ASMT: 966421004, APN: 966421004
LA VERNE WHITE
42300 CEE CEE RD
TEMECULA CA 92592

ASMT: 966421014, APN: 966421014
DAPHENIE BAUGH, ETAL
34028 VANDALE CT
TEMECULA, CA. 92592

Reviewed: m 3-1-15



ASMT: 966421015, APN: 966421015
FRANK BORAO
34042 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430003, APN: 966430003
SHARON KIM, ETAL
34075 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966421016, APN: 966421016
LAURA SCHAEFER, ETAL
34056 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430004, APN: 966430004
ARIEL HUANG
34061 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966421017, APN: 966421017
MARY HANSON, ETAL
34070 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430005, APN: 966430005
TESSA KHANH, ETAL
33629 PEBBLE BROOK CIR
TEMECULA CA 92592

ASMT: 966421018, APN: 966421018
COLLEEN ORLANDO, ETAL
34084 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430006, APN: 966430006
ARIAN SIDDIQI, ETAL
34033 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966421019, APN: 966421019
PATRICIA WOOLLEY, ETAL
34098 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430007, APN: 966430007
KAREN ADCOCK, ETAL
34019 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430001, APN: 966430001
DEBRA BRISBOIS BERMUDEZ, ETAL
34103 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430010, APN: 966430010
ALISON MATHEW, ETAL
34030 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430002, APN: 966430002
DAVID CAPELOUTO
1955 CHERRYWOOD ST
VISTA CA 92081

ASMT: 966430011, APN: 966430011
NARGIS NASERI, ETAL
34044 CENTERSTONE CIR
TEMECULA, CA. 92592

Reviewed: me 7-1-15



ASMT: 966430012, APN: 966430012
JEANY MCAVOY, ETAL
34058 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430019, APN: 966430019
AMY JOSSE, ETAL
34063 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430013, APN: 966430013
NEVA VENTRE, ETAL
34072 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430020, APN: 966430020
DWAYNE CHONG
34049 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430014, APN: 966430014
MEERWEIS STANISAI, ETAL
34086 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430021, APN: 966430021
ALMA FERSTLE, ETAL
34035 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430015, APN: 966430015
STEPHANIE KOENIGSHOFER, ETAL
34100 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966431004, APN: 966431004
LISA MARIE BELLOVICH, ETAL
45590 ANZA RD
TEMECULA CA 92592

ASMT: 966430016, APN: 966430016
CHRISTINE PUTITS, ETAL
34105 CENTER STONE CIR
TEMECULA, CA. 92592

ASMT: 966431005, APN: 966431005
HELEN HADDAD, ETAL
45580 ANZA RD
TEMECULA, CA. 92592

ASMT: 966430017, APN: 966430017
LISA BALK, ETAL
34091 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966431006, APN: 966431006
45570 ANZA ROAD REVOCABLE LIVING TRUST
C/O DOMINIQUE DEXTER
P O BOX 4159
GLENDALE CA 91222

ASMT: 966430018, APN: 966430018
MICHELE CORSO, ETAL
34077 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966431007, APN: 966431007
MONA ROYAL, ETAL
45560 ANZA RD
TEMECULA, CA. 92592

Removal : au 3-1-15



Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Temecula Valley Unified School District
Facilities Development
31350 Rancho Vista Road
Temecula, CA 92592

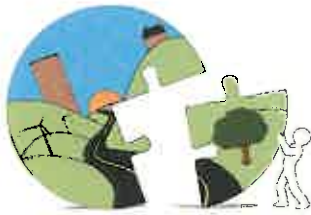
Southern California Company
Attn: Tim Pearce
251 East 1st Street
Beaumont, CA 92223-2903

Eastern Municipal Water District
ATTN: Elizabeth Lovsted
2270 Trumble Road
Perris, CA 92570

L & J Ranch Development
Attn: Ed Gorman
43980 Mahlon Vail Circle, #1302
Temecula, CA 92592

Markham Development
Attn: Larry Markham
41635 Enterprise Circle, Suite B
Temecula, CA 92590

Rancho California Water District
42135 Winchester Road
Temecula, CA 92590



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR34676 / CZ 7649 / EA 41920

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.

The proposed project includes a request to subdivide a 10.27 acre lot into 22 individual lots for single family residential development and change the existing zone of Residential Agricultural, Ten Acre Minimum (R-A-10) to One Family Dwelling, 11,000 Square Foot Minimum (R-1-11000). The project area is located in an unincorporated area of Riverside County within the Rancho California Zoning Area of the Southwest Area Plan. The project site is located southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road and may be identified with Riverside County Assessor's Parcel Number (APN) 966-380-005. The Initial Study, Environmental Assessment No. 41920, identified potentially significant impacts to Biological Resources, Cultural Resources, and Hydrology / Water Quality and further found that these impacts will be mitigated to be less than significant by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other potentially significant impacts were identified.

COMPLETED/REVIEWED BY:

By: Mark Corcoran Title: Project Planner Date: March 25, 2015

Applicant/Project Sponsor: Ed Gorman Date Submitted: March 27, 2008

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 Mark Corcoran at 951-955-3025.

Revised: 3/25/15

Y:\Planning Case Files-Riverside office\TR34676\DH-PC-BOS Hearings\DH-PC\TR34676 Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41920 ZCFG05267

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
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

77-588 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.

TR34676 / CZ07649 / EA41920

Project Title/Case Numbers

Mark Corcoran

County Contact Person

951-955-3025

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

L&J Ranch Development c/o Ed Gorman

Project Applicant

39485 Calle Contenido, Temecula, CA 92591

Address

Southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road.

Project Location

The project includes a Schedule "A" subdivision of 10.27 acres into 22 residential lots with a minimum lot size of 11,000 square feet and one open space lot, and a Change of Zone from Residential Agricultural - ten acre minimum (R-A-10) to One family residential - 11,000 square foot minimum lot size (R-1-11000).

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. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$50.00) and reflect the independent judgment of the Lead Agency.
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.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42629 ZCFG 06006

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR34676 / CZ 7649 / EA 41920

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: Mark Corcoran Title: Project Planner Date: March 25, 2015

Applicant/Project Sponsor: Ed Gorman Date Submitted: March 27, 2008

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 Mark Corcoran at 951-955-3025.

Revised: 3/25/15
Y:\Planning Case Files-Riverside office\TR34676\DH-PC-BOS Hearings\DH-PC\TR34676 Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41920 ZCFG05267

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * T0801894

4080 Lemon Street
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: L&J RANCH DEV LLC \$64.00
paid by: CK 1059
CA FISH & GAME FEE FOR EA41920
paid towards: CFG05267 CALIF FISH & GAME: DOC FEE
at parcel: 45551 ANZA RD TEM
appl type: CFG3

By _____ Mar 27, 2008 14:34
WCHEN posting date Mar 27, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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



Agenda Item No. X.X
Riverside County Planning Department

Tentative Tract Map No. 34676
Change of Zone No. 7639



Map No. X.X

NEIGHBORHOOD MAP

RIVERSIDE COUNTY PLANNING DEPARTMENT
CERTIFIED TRACT MAP
NO. 34676
DATE: 01/11/2011





NEIGHBORHOOD MAP

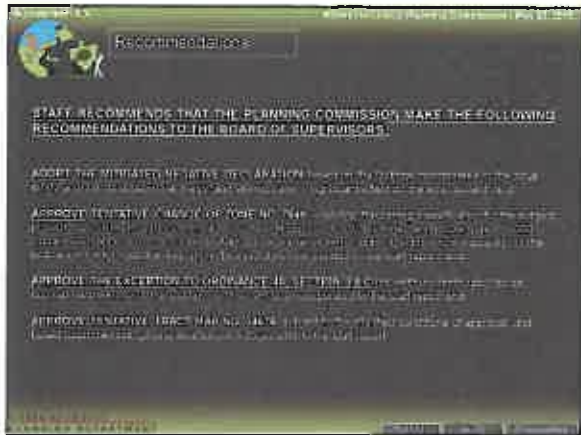
RIVERSIDE COUNTY PLANNING DEPARTMENT
CERTIFIED TRACT MAP
NO. 34676
DATE: 01/11/2011













RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MAY 20, 2015**

**I. AGENDA ITEM 1.1
ADOPTION OF THE REVISED 2015 PLANNING COMMISSION CALENDAR**

II. PLANNING COMMISSION ACTION:

Motion by Commissioner Leach, 2nd by Commissioner Hake

A vote of 4-0 (Commissioner Petty absent)

ADOPTED THE REVISED 2015 PLANNING COMMISSION CALENDAR.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MAY 20, 2015**

I. AGENDA ITEM 3.1

PLOT PLAN NO. 14522, REVISED PERMIT NO. 1 – CEQA Exempt - Appellant: World's Biggest Cabazon Dinosaurs - Applicant: World's Biggest Cabazon Dinosaurs – Representative: Trip Hord – Fifth Supervisorial District - Zoning: Scenic Highway Commercial (C-P-S) - Location: Northwest corner of Seminole Drive and Deep Creek Road – Continued from August 20, 2014, September 17, 2014, and March 18, 2015.

II. PROJECT DESCRIPTION:

An appeal by the applicant concerning the Planning Director's denial of Plot Plan No. 14522, Revised Permit No. 1 on June 23, 2014, which proposes to add to the original approved project Plot Plan No. 14522, a 2,916 sq. ft. gift shop, a 1,060 sq. ft. caretaker unit, and 34,279 sq. ft. area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.

Spoke in favor of the proposed project:

- Trip Hord, Representative, 5029 La Mart Dr., Riverside
- Gary Kanter, Applicant

No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

Yes.

V. PLANNING COMMISSION ACTION:

Public Comments: Open

Motion by Commissioner Valdivia, 2nd by Commissioner Sanchez

A vote of 3-1 (Commissioner Leach voted nay, Commissioner Petty absent)

CONTINUED TO JULY 15, 2015.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



**PLANNING COMMISSION
MINUTE ORDER
MAY 20, 2015**

I. AGENDA ITEM 3.3

TENTATIVE TRACT MAP NO. 34676 - CHANGE OF ZONE NO. 7649 – Intent to Adopt a Mitigated Negative Declaration – Applicant/Owner: L & J Ranch Development LLC – Engineer/Representative: CSL Engineering – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - Continued from April 15, 2015.

II. PROJECT DESCRIPTION:

Proposed Schedule A subdivision of 10.27 acres into 22 single family residential lots with a minimum lot size of 11,000 square feet and one (1) detention basin and a change of zone from Residential Agriculture – Minimum Lot Size 10 Acres (R-A-10) to One Family Dwellings (R-1).

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Mark Corcoran at (951) 955-3025 or email mcorcora@rctlma.org.

Spoke in favor of the proposed project:

- Larry Markham, Representative, 41635 Enterprise Circle N, Temecula

No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Hake, 2nd by Commissioner Valdivia

A vote of 4-0 (Commissioner Petty absent)

THE PLANNING COMMISSION MAKES THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

ADOPT THE MITIGATED NEGATIVE DECLARATION; and,

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MAY 20, 2015**

APPROVE TENTATIVE CHANGE OF ZONE NO. 7649; and,

APPROVE THE EXCEPTION TO ORDINANCE NO. 460, SECTION 3.8.C; and,

APPROVE TENTATIVE TRACT MAP NO. 34676.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Judith Gorman, Successor Trustee of The Leo Gorman Family Trust u/d/t June 8, 2006 (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN: 966-380-005 (“PROPERTY”); and,

WHEREAS, on March 27, 2008, PROPERTY OWNER filed an application for Tentative Tract Map No. 34676 and Change of Zone No. 7649 (“PROJECT”); and,

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

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

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

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

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

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

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

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

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

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

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

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

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

PROPERTY OWNER :
Judith Gorman, Successor Trustee
43980 Mahlon Vail Circle #1302
Temecula, CA 92592

With a copy to:
L & J Ranch Development
Attn: Ed Gorman
43980 Mahlon Vail Circle #1302
Temecula, CA 92592

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: _____

PROPERTY OWNER.
Judith Gorman, Successor Trustee of The Leo Gorman Family Trust u/d/t June 8, 2006

By: Judith Gorman
Judith Gorman
Successor Trustee of The Leo Gorman Family Trust u/d/t June 8, 2006

Dated: 6/29/15

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clack
MICHELLE CLACK DATE 7/16/15

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

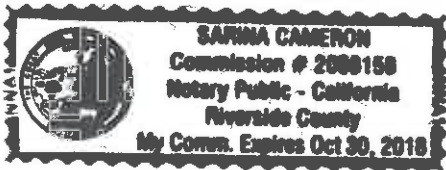
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On June 29, 2015 before me, Sarina Cameron Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Judith Jean Gorman
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: 6/29/15
Number of Pages: 5 Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____