

PARCEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - UTILITY PLAN

RECOMMND

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

50.TRANS. 12 MAP - TRAFFIC SIGNALS 2

RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 13 MAP - STREET SWEEPING 2

RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 14 MAP - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, and/or drainage devices within County right-of-way, including sewer and water laterals on Carpinus Drive and Wood Road, shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans (P/P 938-0) and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines"

PARCEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

50. PRIOR TO MAP RECORDATION

50.TRANS. 14                      MAP - EXISTING CURB & GUTTER (cont.)                      RECOMMND

available on the Internet at:  
[www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guide\\_lines.html](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html). If you have any questions, please call the Plan Check Section at (951) 955-6527.

NOTE. The driveway shall be constructed in accordance with County Standard No. 207A.

50.TRANS. 15                      MAP - EXISTING MAINTAINED                      RECOMMND

Cajalco Road is a paved County maintained road designated as an Expressway and shall be improved with concrete curb located 66 feet from Mid County Parkway centerline and match up existing grade or regrading the area adjacent to the existing asphalt concrete pavement as determined by the Transportation Department within a 110 foot half-width dedicated right-of-way in accordance with County Standard No. 82. (66'/110') (Modified for less improvement from 76' to 66'.)

50.TRANS. 16                      MAP - DARK SKY LIGHTING                      RECOMMND

Design and installation of street lights shall meet the Dark Sky criteria. Street lights shall be installed at street intersections and at cul-de-sacs. There shall be NO change in the design and location of street lights relative to the general circulation elements adjacent to the project in question.

Application of Dark Sky criteria is at the request of Planning Commission on 10/28/2009.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP-G2.4GEOTECH/SOILS RPTS                      RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as

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Parcel: 321-130-052

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                    MAP-G2.4GEOTECH/SOILS RPTS (cont.)                    RECOMMND

approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 2                    MAP-G2.7DRNAGE DESIGN Q100                    RECOMMND

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 3                    MAP-G2.14OFFSITE GDG ONUS                    RECOMMND

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

60.BS GRADE. 4                    MAP-G1.4 NPDES/SWPPP                    RECOMMND

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

PARCEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                    MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 5                    MAP IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE. 6                    MAP- NO PRECISE GRADE

RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 5                    MAP ENCROACHMENT PERMIT REQ

RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 7                    MAP ADP FEES

RECOMMND

Parcel Map 36124 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

PARCEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP ADP FEES (cont.)

RECOMMND

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

60.FLOOD RI. 8 MAP GRADING/BUILDING PERMITS

RECOMMND

Unless otherwise approved by the District, no grading or building permits shall be issued for any parcel(s) located in Parcel Map 36124 prior to District approval of improvement plans for a specific land use case for that parcel(s).

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PLANNING DEPT REVIEW

RECOMMND

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

60.PLANNING. 2 MAP - FEE BALANCE

RECOMMND

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

60.PLANNING. 3 MAP - SP SKR FEE CONDITION

RECOMMND

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant shall comply with the provisions of iverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the

PARCEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP - SP SKR FEE CONDITION (cont.)

RECOMMND

type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 15.02 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

This condition implements 30.PLANNING.28 of the SPECIFIC PLAN.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT

RECOMMND

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 3 MAP ADP FEES

RECOMMND

Parcel Map 36124 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the

PARCEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3                    MAP ADP FEES (cont.)                    RECOMMND

building permits if grading permits are not issued.

80.FLOOD RI. 4                    MAP GRADING/BUILDING PERMITS                    RECOMMND

Unless otherwise approved by the District, no grading or building permits shall be issued for any parcel(s) located in Parcel Map 36124 prior to District approval of improvement plans for a specific land use case for that parcel(s).

PLANNING DEPARTMENT

80.PLANNING. 1                    USE - SP SCHOOL MITIGATION                    RECOMMND

Impacts to the Val Verde School District shall be mitigated in accordance with California State law.

This condition implements 30.PLANNING.31 of the SPECIFIC PLAN.

90. PRIOR TO BLDG FINAL INSPECTION

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 STREETLIGHT AUTHORIZATION                    RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator

2 Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 3                    MAP - E STREET LIGHTS INSTALL                    RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting

PARCEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3                      MAP - E STREET LIGHTS INSTALL (cont.)                      RECOMMND

plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

Street light 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 associated with this development where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4                      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. 5                      MAP - TRAFFIC SIGNAL 2                      RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 6                      MAP - STREET SWEEPING 2                      RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.



PARCEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - Park Plans required

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 284th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Riverside County Recreation and Parks District County Service Area No.117 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 11. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 11 and with the requirements of the Riverside County Recreation and Parks District County Service Area 117 or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - Park Construction

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 568th building permit within the SPECIFIC PLAN, the park designated as Planning Area 11 shall be constructed and fully operable.

100.PLANNING. 3 SP - Park Plans required

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 852th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Riverside County Recreation and Parks District County Service Area No. 117 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 12. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 12 and with the requirements of the Riverside Recreation and Parks District County Service Area 117 or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

11/30/09  
08:54

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 54

PARCEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4

SP - Park Construction

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 1136th building permit within the SPECIFIC PLAN, the park designated as Planning Area 12 shall be constructed and fully operable.

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

DATE: April 3, 2009

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones  
P.D. Trails Section-C. Lindsay  
Economic Dev. Agency CSA #117  
P.D. Archaeology Section-L. Mouriquand  
Riverside Transit Agency  
Riv. Co. Waste Management Dept.  
1st District Supervisor

1st District Planning Commissioner  
Resident Assoc. of Greater Lake Matthews  
Lake Matthews/Woodcrest Mun. Adv Council  
City of Riverside  
Val Verde Unified School Dist.  
Western Municipal Water Dist.

**TENTATIVE PARCEL MAP NO. 36124- EA42146** – Applicant: B & C Land Boulder Springs LLC – Engineer/Representative: Bonadiman & Associates, Inc. - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/ Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) – Location: Northerly of Cajalco Road, easterly of Wood Road and southerly of Carpinus Drive– 15.02 Gross Acres - Zoning: Specific Plan No. 229 (Boulder Springs) Zone - **REQUEST:** A Schedule "E" subdivision of 15.02 gross acres into eight (8) commercial parcels with a minimum 0.82 acre lot size – APN321-130-052 – Related Cases: SP229

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 30, 2009**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Nicole Berumen, Project Planner**, at (951) 955-0545 or email at [nberumen@rctlma.org](mailto:nberumen@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.*

**FILE COPY**



John V. Rossi  
General Manager

Charles D. Field  
Division 1

Thomas P. Evans  
Division 2

Brenda Dennstedt  
Division 3

Donald D. Galleano  
Division 4

S.R. Al Lopez  
Division 5

April 10, 2009

Nicole Berumen, Project Planner  
County of Riverside, Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

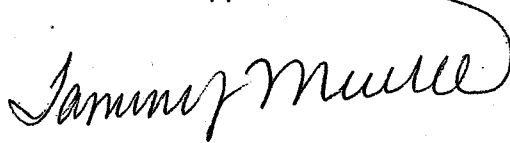
**CONDITIONS OF APPROVAL TPM 36124, EA42146, T4S, R5W, SECTION 8**

In response to your transmittal letter dated April 3, 2009. Western Municipal Water District's (Western) Conditions of Approval for the above referenced project are as follows:

1. Compliance with water efficient landscape requirements per the County of Riverside's Ordinance.
2. Western as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Guideline requirements for water conservation.
3. Developer's landscape architect is required to consult with Western's conservation team to review Western's landscape and irrigation requirements. Contact Western's Engineering Department for the review fee charge.
4. Developer to submit landscape plans for Western's review concurrently with the County of Riverside's submittal and Western's approval is required prior to a building permit being issued.
5. No water meter installation will be permitted unless the landscape plans have been reviewed and approved by Western.
6. Developer to submit a 24" x 36" preliminary onsite and/or offsite plan of water and/or sewer plan layout to Western before formal submittal of Water and/or Sewer Improvement Plans.

7. Preliminary water and/or sewer plans shall show the following items:
  - a. Delineate all proposed water and/or sewer facilities within project boundaries. Include pipeline diameters and type of material.
  - b. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, electrical vaults, etc.) within project boundaries.
  - c. Delineate all easements within project boundaries.
  - d. Delineate all proposed and existing lots, streets, and storm drains.
8. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water and/or Sewer Improvement Plans.
9. Water and/or Sewer Improvement Plans shall be designed per Western's Standard Specifications.
10. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated are at Developers expense.
11. Developer to pay all cost associated with preliminary review by Western at the time of review.
12. Water and/or Sewer Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
13. Contact Western's Development Services Department at (951) 789-5000 for further information.

Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.



TAMMY MARTIN  
Engineering Technician

TM:sc

Enclosure: Initial Case Transmittal-TPM 36124\_EA 42146 (copy)

<alafave@wattcompanies.com>

**Cc:** r.hileman@ieee.org <r.hileman@ieee.org>; Pjvdolls@aol.com <Pjvdolls@aol.com>; tmcenterprises@earthlink.net <tmcenterprises@earthlink.net>; JudiHileman@earthlink.net <JudiHileman@earthlink.net>; Kepkeda@Yahoo.com <Kepkeda@Yahoo.com>; jmorse@tbplanning.com <jmorse@tbplanning.com>

**Sent:** Sun Nov 01 17:36:21 2009

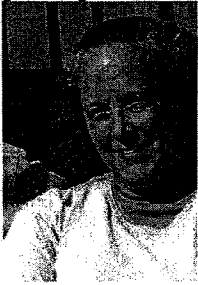
**Subject:** Re: Waste Water System/Watt Project/EIR 453/Gavilan Hills/Specific Plan 308

In a message dated 11/1/2009 9:15:08 A.M. Pacific Standard Time, RKN R RNCH writes:

I think this is an important issue and there would be time at our Nov. 18 RAGLM meeting for an update.

I agree and Boulder Springs won't have anything to show the residents, as the lot split has no buyers at this time, so there are no plans for any part of the commercial lot. They will only be explaining why they want the slip and getting input from the community on how they feel about it. I think there would be time, but I do think Alfred would have to go AFTER Boulder Springs.

Cindy Ferry



Community Spokesperson for the Greater Lake Mathews area.

Owner/Operator of: [LakeMathewsTalks@Yahoogroups.com](mailto:LakeMathewsTalks@Yahoogroups.com), [GHSchoolRedistrictingCommittee@Yahoogroups.com](mailto:GHSchoolRedistrictingCommittee@Yahoogroups.com), [Lake Mathews Transit@Yahoogroups.com](mailto:LakeMathewsTransit@Yahoogroups.com) and [Watt LMC0I@Yahoogroups.com](mailto:WattLMCOI@Yahoogroups.com)

Member/Monitor of: [RAGLMNotice@Yahoogroups.com](mailto:RAGLMNotice@Yahoogroups.com) and [WoodcrestTalks@Yahoogroups.com](mailto:WoodcrestTalks@Yahoogroups.com)

[CindyRAGLM@aol.com](mailto:CindyRAGLM@aol.com) (best way to reach me)

(951) 657-6610

16115 Rocky Bluff Road

Gavilan Hills, CA., 92570-7471

## NOTICE OF PUBLIC HEARING

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **Riverside County** Planning Commission to consider the project shown below:

**TENTATIVE PARCEL MAP NO. 36124** – No Further Environmental Documentation Required – Applicant: B & C Land Boulder Springs LLC – Engineer/Representative: Bonadiman & Associates, Inc. - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/ Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) designation in the Boulder Springs Specific Plan (SP229A1) – Location: Northerly of Cajalco Road, easterly of Wood Road and southerly of Carpinus Drive– 15.02 Gross Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (Boulder Springs) Zone - **REQUEST:** The parcel map proposes a Schedule “E” subdivision of 15.02 gross acres into eight (8) commercial parcels with a minimum lot size of 0.80 acres – APN: 321-130-052. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: October 28, 2009  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeff Horn, at 951-955-4641 or e-mail [jhorn@rctlma.org](mailto:jhorn@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current\\_pc.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning 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: Jeff Horn, P.O. Box 1409, Riverside, CA 92502-1409

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman - Planning Director*

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

*CE 005071*

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> TRACT MAP             | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP           | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36124 DATE SUBMITTED: 3-25-09

**APPLICATION INFORMATION** *EA 42146 CFG 05500*

Applicant's Name: B&C LAND-BOULDER SPRINGS LLC E-Mail: dbccoussoulis@earthlink.net

Mailing Address: 341 WEST SECOND STREET  
SAN BERNARDINO, CA 92401  
City State ZIP

Daytime Phone No: (909) 381-0868 Fax No: (909) 383-3119

Engineer/Representative's Name: BONADIMAN & ASSOC., INC. *Contact* E-Mail: jcb@bonadiman.com

Mailing Address: 234 NORTH ARROWHEAD AVENUE  
SAN BERNARDINO, CA 92408  
City State ZIP

Daytime Phone No: (909) 885-3806 Fax No: (909) 381-1721

Property Owner's Name: ~~NICHOLAS COUSSOULIS~~ B&C Land - Boulder Springs LLC E-Mail: dbccoussoulis@earthlink.net

Mailing Address: 341 WEST SECOND STREET *ste 1*  
SAN BERNARDINO, CA 92401  
City State ZIP

Daytime Phone No: (909) 381-0868 Fax No: (909) 383-3119

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

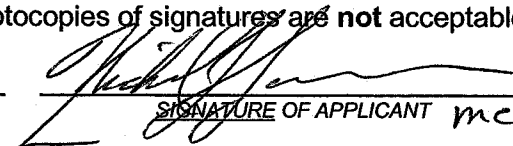
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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.

B&C Land -- Boulder Springs, LLC

PRINTED NAME OF APPLICANT

 member

SIGNATURE OF APPLICANT

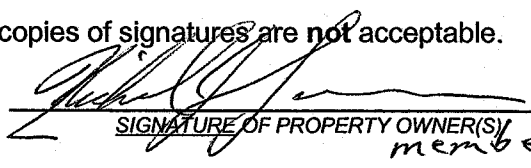
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.

Nicholas J. Coussoulis, Member

PRINTED NAME OF PROPERTY OWNER(S)

 member

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): 321-130-052

Section: 8 Township: 4S Range: 4W

Approximate Gross Acreage: 16.02 AC

General location (cross streets, etc.): North of CAJALCO ROAD, South of CARDINUS DRIVE, East of WOOD ROAD, West of CARDINUS DRIVE.

Thomas Brothers map, edition year, page number, and coordinates: 2005 ED., PG. 746, GRID D-2

**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):

TENTATIVE PARCEL MAP NO. 36124 TO SUBDIVIDE TRACT 33465 LOT 1 INTO EIGHT (8)

COMMERCIAL LOTS RANGING FROM APPROXIMATELY 0.82 ACRES TO 4.66 ACRES IN SIZE.

PROJECT WILL NOT BE PHASED, AND IS NOT A VESTING MAP OR PLANNED RESIDENTIAL DEVELOPMENT (P.R.D.). PROJECT IS WITHIN THE BOULDER SPRINGS SPECIFIC PLAN AREA.

Related cases filed in conjunction with this request:

NONE.

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: GEOTECHNICAL REPORT (SEE ATTACH. 2)

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) N/A

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) N/A

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

N/A. SITE HAS ALREADY BEEN GRADED PER APPROVED GRADING PLAN FOR TRACT 33465, LOT 1 (BGR NO. 021291).  
How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A - SEE ABOVE

Estimated amount of fill = cubic yards N/A - SEE ABOVE

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

Import NONE Export NONE Neither X

What is the anticipated source/destination of the import/export?  
N/A - SEE ABOVE

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) APPROX. 554,954 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  NOT APPLICABLE

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~~  NOT APPLICABLE

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)  Date 09-19-08

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**

<b>Project File No.</b>	TENTATIVE PARCEL MAP NO. 36124
<b>Project Name:</b>	TENTATIVE PARCELL MAP. NO. 36124
<b>Project Location:</b>	NORTHEAST CORNER OF WOOD ROAD & CAJALCO ROAD, COUNTY OF RIVERSIDE, CA
<b>Project Description</b>	8-LOT COMMERCIAL SUBDIVISION FOR FUTURE COMMERCIAL SHOPPING CENTER

<b>Proposed Project Consists of or Includes:</b>	<b>Yes</b>	<b>No</b>
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>2</sup> as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies <sup>3</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup>Land area is based on acreage disturbed.

<sup>2</sup>The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from [www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf](http://www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf).

<sup>3</sup>The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).

**DETERMINATION: Circle appropriate determination.**

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

NOTE: NO LAND IS TO BE DISTURBED AS PART OF THIS TENTATIVE PARCEL MAP SUBDIVISION.  
EACH RESULTING COMMERCIAL LOT WILL HAVE ITS OWN PROJECT-SPECIFIC WQMP.

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **Riverside County** Planning Commission to consider the project shown below:

**TENTATIVE PARCEL MAP NO. 36124** – No Further Environmental Documentation Required – Applicant: B & C Land Boulder Springs LLC – Engineer/Representative: Bonadiman & Associates, Inc. - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/ Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) designation in the Boulder Springs Specific Plan (SP229A1) – Location: Northerly of Cajalco Road, easterly of Wood Road and southerly of Carpinus Drive– 15.02 Gross Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (Boulder Springs) Zone - **REQUEST:** The parcel map proposes a Schedule “E” subdivision of 15.02 gross acres into eight (8) commercial parcels with a minimum lot size of 0.80 acres – APN: 321-130-052. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: October 28, 2009  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeff Horn, at 951-955-4641 or e-mail [jhorn@rctlma.org](mailto:jhorn@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current\\_pc.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning 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: Jeff Horn, P.O. Box 1409, Riverside, CA 92502-1409

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/14/09,

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

APN (s) or case numbers Pm 36124 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

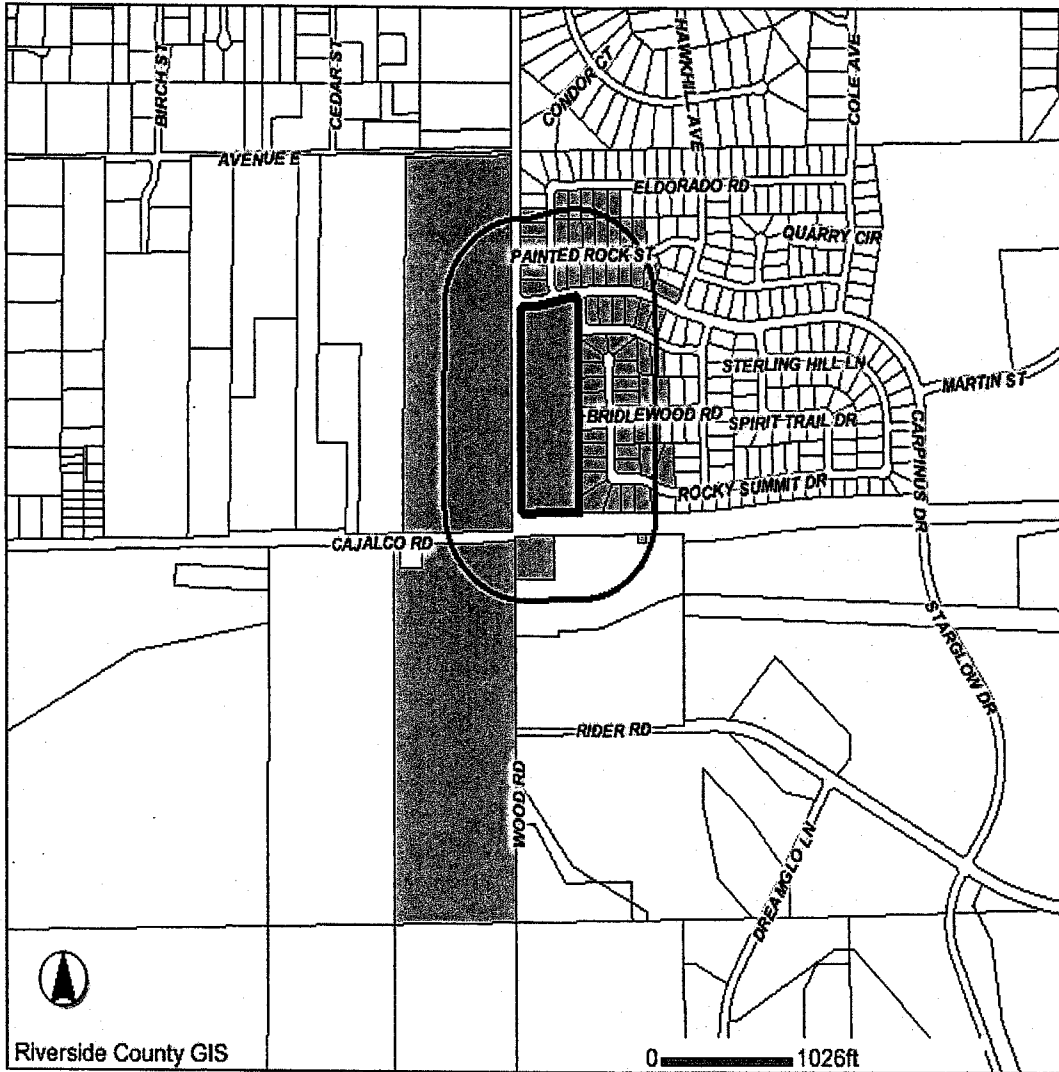
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 9/22/09 CD  
Expires: 3/14/10

600 feet buffer



**Selected parcel(s):**

- 321-110-020 321-120-016 321-130-052 321-140-003 321-140-035 321-440-001 321-440-002
- 321-440-003 321-440-004 321-440-005 321-440-006 321-441-001 321-441-002 321-441-003
- 321-441-004 321-441-005 321-441-006 321-441-007 321-441-008 321-442-001 321-442-002
- 321-442-003 321-442-004 321-451-007 321-451-008 321-451-009 321-451-010 321-452-001
- 321-452-005 321-452-006 321-452-007 321-452-008 321-501-007 321-501-008 321-502-001
- 321-502-002 321-510-001 321-510-002 321-510-003 321-510-004 321-510-005 321-510-006
- 321-510-007 321-510-008 321-510-009 321-510-010 321-510-011 321-510-012 321-510-015
- 321-511-001 321-511-002 321-511-003 321-511-004 321-511-005 321-511-006 321-520-001
- 321-520-002 321-520-003 321-520-004 321-520-005 321-520-006 321-520-007 321-520-008
- 321-520-009 321-521-001 321-521-002 321-521-003 321-521-004 321-521-005

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...09/14/2009



APN: 321441004 ASMT: 321441004  
MIRKO V KRIJAKIN  
JUDITH G KRIJAKIN  
19069 EL DORADO RD  
PERRIS CA. 92570

APN: 321441005 ASMT: 321441005  
CHERI LYNN ANDELKOVIC  
CHRIS ANDELKOVIC  
19058 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321441006 ASMT: 321441006  
DAVID ELKINS  
10057 GENEVA AVE  
MONTCLAIR CA 91763

APN: 321441007 ASMT: 321441007  
STEVE OROZCO  
ESPERANZA OROZCO  
19094 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321441008 ASMT: 321441008  
JOHN SAMANO  
MEGAN SAMANO  
19112 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321442001 ASMT: 321442001  
DEAN A SOWERS  
19107 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321442002 ASMT: 321442002  
MARTIN MORALES  
19089 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321442003 ASMT: 321442003  
RENEE SCHRODER  
19071 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321442004 ASMT: 321442004  
ABRAHAM MOUMNEH  
19053 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321451007 ASMT: 321451007  
CARIE ROLLMAN  
19141 ELDORADO RD  
PERRIS CA. 92570

APN: 321451008 ASMT: 321451008  
GLENN II NEWBRANDER  
MARY LYNN NEWBRANDER  
19130 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321451009 ASMT: 321451009  
SECUNDINO MEDINA  
KAREN MEDINA  
19148 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321451010 ASMT: 321451010  
MARTIN TOCHTROP  
19166 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321452001 ASMT: 321452001  
BERNARD WEATHERWAX  
BETTY WEATHERWAX  
1230 SUNSET AVE  
PERRIS CA 92571





APN: 321452005 ASMT: 321452005  
JEFFREY VANLEIROP  
BRIANNA VANLEIROP  
14910 SUNRISE HILL RD  
RIVERSIDE CA 92508

APN: 321452006 ASMT: 321452006  
RODOLFO GARCIA  
VIRGINIA E ROJAS  
19161 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321452007 ASMT: 321452007  
RAYMUNDO PALOMARES  
MARIA PALOMARES  
19143 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321452008 ASMT: 321452008  
PATRICIA A DUROJAIYE  
JAMIU A DUROJAIYE  
19125 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321501007 ASMT: 321501007  
DANIEL R MCPHERSON  
19217 BRIDLEWOOD RD  
PERRIS CA. 92570

APN: 321501008 ASMT: 321501008  
CHARLES M VRANICH  
MARTHA A VRANICH  
19199 BRIDLEWOOD RD  
PERRIS CA. 92570

APN: 321502001 ASMT: 321502001  
ROSARIO ROWELL  
ANGELES CEBALLOS  
19204 BRIDLEWOOD RD  
PERRIS CA. 92570

APN: 321502002 ASMT: 321502002  
K HOVNANIAN FORECAST HOMES INC  
800 S HAVEN STE 300  
ONTARIO CA 91764

APN: 321510001 ASMT: 321510001  
ELIZABETH VILLALOBOS  
ANTHONY VILLALOBOS  
19295 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510002 ASMT: 321510002  
LUCRECIA MORENO  
JUAN CARLOS MORENO  
19277 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510003 ASMT: 321510003  
EDWARD J GOMEZ  
JAIME M GOMEZ  
19259 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510004 ASMT: 321510004  
ERNEST SANTAMARIA  
SONIA M SANTAMARIA  
19241 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510005 ASMT: 321510005  
ANGELINA N JACOBUS  
19223 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510006 ASMT: 321510006  
JOAQUIN AGUILAR  
PATRICIA AGUILAR  
19238 SILVER SUMMIT CIR  
PERRIS CA. 92570



APN: 321510007 ASMT: 321510007  
CYNTHIA GODDARD  
19256 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510008 ASMT: 321510008  
RONALD GARIBAY  
LISA M JAMES  
19274 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510009 ASMT: 321510009  
CHRISTOPHER D CERVANTES  
19292 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510010 ASMT: 321510010  
JOHN GAMBINA  
19310 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510011 ASMT: 321510011  
ROBERT L EARLY  
KRISTINA EARLY  
DOUGLAS M WELLS  
19193 MOUNTAIN SHADOW LN  
PERRIS CA. 92570

APN: 321510012 ASMT: 321510012  
CHRISTOPHER S HARRIS  
19211 MOUNTAIN SHADOW LN  
PERRIS CA. 92570

APN: 321510015 ASMT: 321510015  
BOULDER SPRINGS COMMUNITY ASSN  
C/O K HOVNANIAN COMM INC  
800 N HAVEN AVE STE 300  
ONTARIO CA 91764

APN: 321511001 ASMT: 321511001  
BRENT F MCCUE  
KATHLEEN A MCCUE  
19108 MOUNTAIN SHADOW LN  
PERRIS CA. 92570

APN: 321511002 ASMT: 321511002  
JESUS J ROMERO  
ROSARIO ROMERO  
19126 MOUNTAIN SHADOW LN  
PERRIS CA. 92570

APN: 321511003 ASMT: 321511003  
RAMON D DIAZ  
MARIA C DIAZ  
19144 MOUNTAIN SHADOW LN  
PERRIS CA. 92570

APN: 321511004 ASMT: 321511004  
CARMEN CABOTE  
19162 MOUNTAIN SHADOW LN  
PERRIS CA. 92570

APN: 321511005 ASMT: 321511005  
ASHLEY MARIE JOHNSON  
KENNETH R JOHNSON  
19180 MOUNTAIN SHADOW LN  
PERRIS CA. 92570

APN: 321511006 ASMT: 321511006  
LUIS F ESPINOZA  
MICAELA L ESPINOZA  
19198 MOUNTAIN SHADOW LN  
PERRIS CA. 92570

APN: 321520001 ASMT: 321520001  
JIM BOYER  
KATHY BOYER  
19313 SILVER SUMMIT CIR  
PERRIS CA. 92570



APN: 321520002 ASMT: 321520002  
FIDEL ARREDONDO  
19331 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321520003 ASMT: 321520003  
JOSE A GONZALEZ  
GAUDENCIA GONZALEZ  
19349 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321520004 ASMT: 321520004  
DAVID WEST  
SUSAN WEST  
19367 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321520005 ASMT: 321520005  
JACK NESHEIWAT  
ASMAHAN NESHEIWAT  
19385 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321520006 ASMT: 321520006  
DAVID CHAVEZ  
DENISE MARIE CHAVEZ  
19173 ROCKY SUMMIT DR  
PERRIS CA 92570

APN: 321520007 ASMT: 321520007  
ANTONIO A SIMOES  
BRIAN J DEVEREUX  
CHRISTINA M DEVEREUX  
19191 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321520008 ASMT: 321520008  
THAD C EKINS  
TRACEE M EKINS  
19209 ROCKY SUMMIT DR  
PERRIS CA. 92570

APN: 321520009 ASMT: 321520009  
MARK A CAMPBELL  
MICAH M CAMPBELL  
JENNIFER M CAMPBELL  
19227 ROCKY SUMMIT DR  
PERRIS CA 92570

APN: 321521001 ASMT: 321521001  
RUDOLFO TREVINO  
LIVIER MAGANA  
19181 BRIDLEWOOD RD  
PERRIS CA 92570

APN: 321521002 ASMT: 321521002  
JASON GARDNER  
19364 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321521003 ASMT: 321521003  
LEONEL SOLIS  
DENNETTA L SOLIS  
19382 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321521004 ASMT: 321521004  
MANUEL O OJEDA  
TERESA OJEDA  
RAY M OJEDA  
19224 ROCKY SUMMIT DR  
PERRIS CA. 92570

APN: 321521005 ASMT: 321521005  
VICTOR DIAZ  
19242 ROCKY SUMMIT DR  
PERRIS CA. 92570



Residents Association of Greater Lake Mathews  
14176 Grande Vista Ave.  
Lake Mathews, CA 92570-8820

Riverside City Hall  
3900 Main St.  
Riverside, CA 92522

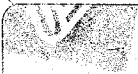
ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Val Verde Unified School District  
975 W. Morgan St.  
Perris, CA 92571-3103

ATTN: Geoffrey Dooley  
Woodcrest Municipal Advisory Council  
16780 Sendero Del Charro  
Riverside, CA 92508

Applicant/Owner:  
B & C Land Boulder Springs LLC  
341 West Second St.  
San Bernardino, CA 92401

Eng-Rep:  
Bonadiman & Associates, Inc.  
234 North Arrowhead Ave.  
San Bernardino, CA 92408



and  
**INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**TENTATIVE TRACT MAP NO. 29648**, EA 37959, is an application submitted by B&C Land, Boulder Springs, LLC for property located in the Mead Valley Zoning District, First Supervisorial District, and more generally located on the northeast corner of Wood Road and Cajalco Road; and, pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, proposes to subdivide 80.56 acres into 139 lots.

**TIME OF HEARING:**            1:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER.  
**DATE OF HEARING:**        OCTOBER 31, 2001  
**PLACE OF HEARING:**        Riverside County Administrative Center  
   14<sup>th</sup> Floor Board Hearing Room  
   4080 Lemon Street  
   Riverside, CA 92502

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAMES QUIRK, PROJECT PLANNER, AT (909) 955-2402 OR E-MAIL AT [jquirk@co.riverside.ca.us](mailto:jquirk@co.riverside.ca.us). Project information is also available on the Planning Dept. Internet site at: <http://www.tlma.co.riverside.ca.us/plan/planning.htm>

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 Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department Office, 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside or at the Planning Department office located below.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning 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:

COUNTY OF RIVERSIDE ADMINISTRATIVE CENTER  
P.O. Box 1409  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502-1409

**Horn, Jeff**

---

**From:** Rush, Adam  
**Sent:** Thursday, November 05, 2009 8:24 AM  
**To:** Shenghur, Halimah; Horn, Jeff  
**Cc:** Fagelson, James  
**Subject:** RE: pm36124

Halimah:

I believe it was Jim that requested this amount per his negotiation and discussion with Mr. Bushore. We are moving the project forward to BOS Rec. & File per Jim's direction; however, I believe it is only appropriate to keep the current lines of communication open between Jim & Mr. Bushore.

Sincerely,

*Adam B. Rush*

Principal Planner  
Riverside County Planning Department  
Riverside County CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92504  
Ph: (951) 955-6646  
Cell: (951) 743-1554  
Fax: (951) 955-3157

NO ALOT  
BLUE TO THIS  
CASE  
LMS  
SEE  
COMMENTS  
FREE

Please be aware that as of August 14, 2009, as a cost saving measure, the Riverside County Planning Department will be shifting to a 4-day workweek and our offices will be closed every Friday. Revised business hours will be from 8:00am till 5:00pm.

---

**From:** Shenghur, Halimah  
**Sent:** Thursday, November 05, 2009 8:22 AM  
**To:** Rush, Adam; Horn, Jeff  
**Cc:** Fagelson, James  
**Subject:** pm36124  
**Importance:** High

the applicant paid \$1,000 yesterday and it's negative \$.52 today....please advise and call Dennis Bushmore to request more funds....

Jim,

Please advise

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 9/14/09

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

APN (s) or case numbers Pm 36124 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

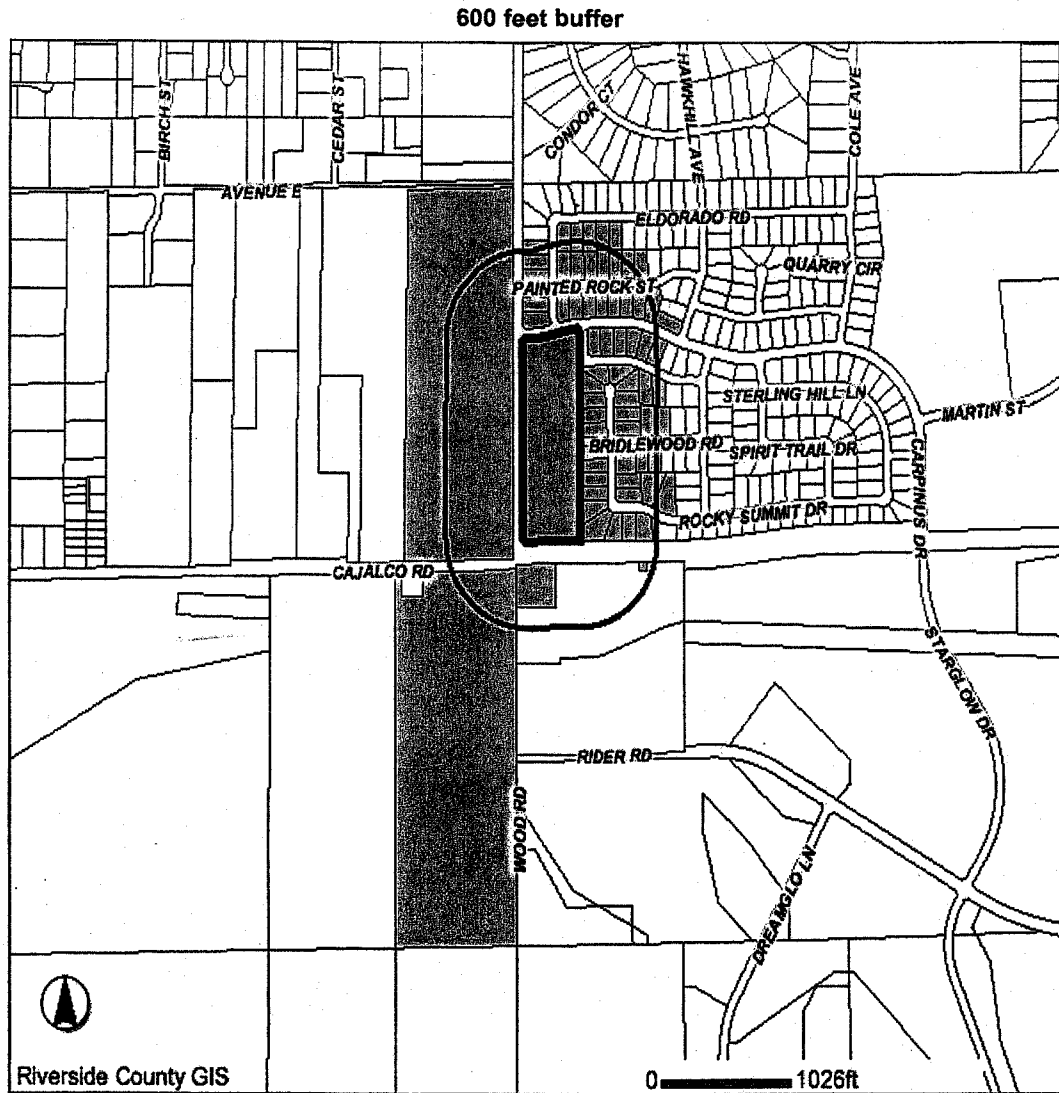
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 9/22/09 CD  
Expires: 3/14/10



**Selected parcel(s):**

- |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 321-110-020 | 321-120-016 | 321-130-052 | 321-140-003 | 321-140-035 | 321-440-001 | 321-440-002 |
| 321-440-003 | 321-440-004 | 321-440-005 | 321-440-006 | 321-441-001 | 321-441-002 | 321-441-003 |
| 321-441-004 | 321-441-005 | 321-441-006 | 321-441-007 | 321-441-008 | 321-442-001 | 321-442-002 |
| 321-442-003 | 321-442-004 | 321-451-007 | 321-451-008 | 321-451-009 | 321-451-010 | 321-452-001 |
| 321-452-005 | 321-452-006 | 321-452-007 | 321-452-008 | 321-501-007 | 321-501-008 | 321-502-001 |
| 321-502-002 | 321-510-001 | 321-510-002 | 321-510-003 | 321-510-004 | 321-510-005 | 321-510-006 |
| 321-510-007 | 321-510-008 | 321-510-009 | 321-510-010 | 321-510-011 | 321-510-012 | 321-510-015 |
| 321-511-001 | 321-511-002 | 321-511-003 | 321-511-004 | 321-511-005 | 321-511-006 | 321-520-001 |
| 321-520-002 | 321-520-003 | 321-520-004 | 321-520-005 | 321-520-006 | 321-520-007 | 321-520-008 |
| 321-520-009 | 321-521-001 | 321-521-002 | 321-521-003 | 321-521-004 | 321-521-005 |             |

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...09/14/2009



APN: 321110020 ASMT: 321110020  
SAND HAVEN PINES INC  
18800 CAJALCO RD  
PERRIS CA 92570

APN: 321120016 ASMT: 321120016  
BOULDER SPRINGS VENTURE  
C/O BRYAN TROXLER  
5023 PARKWAY CALABASAS  
CALABASAS CA 91302

APN: 321130052 ASMT: 321130052  
B&C LAND BOULDER  
C/O TAMBRALYN TYMCHEK  
800 N HAVEN AVE NO 300  
ONTARIO CA 91764

APN: 321140003 ASMT: 321140003  
O C CALLERY INC  
WILLIAM R & CAROLE CRAMER  
601 PERALTA HILLS DR  
ANAHEIM CA 92806

APN: 321140035 ASMT: 321140035  
WILLIAM R CRAMER  
P O BOX 18929  
ANAHEIM CA 92817

APN: 321440001 ASMT: 321440001  
NICHOLAS J COX  
DENISE M COX  
19191 ELKHORN RD  
PERRIS CA. 92570

APN: 321440002 ASMT: 321440002  
CYNTHIA R MORRIS  
19173 ELKHORN RD  
PERRIS CA. 92570

APN: 321440003 ASMT: 321440003  
RICARDO LOPEZ  
CECILIA LOPEZ  
19155 ELKHORN RD  
PERRIS CA. 92570

APN: 321440004 ASMT: 321440004  
ROBERT LUNA  
SENAIDA E LUNA  
19137 ELKHORN RD  
PERRIS CA. 92570

APN: 321440005 ASMT: 321440005  
BRIAN L RAMIREZ  
JACQUI D RAMIREZ  
19119 ELKHORN RD  
PERRIS CA. 92570

APN: 321440006 ASMT: 321440006  
DARLENE CREAMER  
EMMITT E CREAMER  
19101 ELKHORN RD  
PERRIS CA. 92570

APN: 321441001 ASMT: 321441001  
WILLIAM P WOODALL  
19123 EL DORADO RD  
PERRIS CA. 92570

APN: 321441002 ASMT: 321441002  
DANIEL J GARCIA  
ROSEANNE E GARCIA  
19105 ELDORADO RD  
PERRIS CA. 92570

APN: 321441003 ASMT: 321441003  
JOHN RONALD CURL  
MEGAHN KENDRA CURL  
19087 EL DORADO RD  
PERRIS CA. 92570



APN: 321441004 ASMT: 321441004  
MIRKO V KRIJAKIN  
JUDITH G KRIJAKIN  
19069 EL DORADO RD  
PERRIS CA. 92570

APN: 321441005 ASMT: 321441005  
CHERI LYNN ANDELKOVIC  
CHRIS ANDELKOVIC  
19058 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321441006 ASMT: 321441006  
DAVID ELKINS  
10057 GENEVA AVE  
MONTCLAIR CA 91763

APN: 321441007 ASMT: 321441007  
STEVE OROZCO  
ESPERANZA OROZCO  
19094 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321441008 ASMT: 321441008  
JOHN SAMANO  
MEGAN SAMANO  
19112 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321442001 ASMT: 321442001  
DEAN A SOWERS  
19107 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321442002 ASMT: 321442002  
MARTIN MORALES  
19089 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321442003 ASMT: 321442003  
RENEE SCHRODER  
19071 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321442004 ASMT: 321442004  
ABRAHAM MOUMNEH  
19053 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321451007 ASMT: 321451007  
CARIE ROLLMAN  
19141 ELDORADO RD  
PERRIS CA. 92570

APN: 321451008 ASMT: 321451008  
GLENN II NEWBRANDER  
MARY LYNN NEWBRANDER  
19130 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321451009 ASMT: 321451009  
SECUNDINO MEDINA  
KAREN MEDINA  
19148 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321451010 ASMT: 321451010  
MARTIN TOCHTROP  
19166 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321452001 ASMT: 321452001  
BERNARD WEATHERWAX  
BETTY WEATHERWAX  
1230 SUNSET AVE  
PERRIS CA 92571



APN: 321452005 ASMT: 321452005  
JEFFREY VANLEIROP  
BRIANNA VANLEIROP  
14910 SUNRISE HILL RD  
RIVERSIDE CA 92508

APN: 321452006 ASMT: 321452006  
RODOLFO GARCIA  
VIRGINIA E ROJAS  
19161 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321452007 ASMT: 321452007  
RAYMUNDO PALOMARES  
MARIA PALOMARES  
19143 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321452008 ASMT: 321452008  
PATRICIA A DUROJAIYE  
JAMIU A DUROJAIYE  
19125 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321501007 ASMT: 321501007  
DANIEL R MCPHERSON  
19217 BRIDLEWOOD RD  
PERRIS CA. 92570

APN: 321501008 ASMT: 321501008  
CHARLES M VRANICH  
MARTHA A VRANICH  
19199 BRIDLEWOOD RD  
PERRIS CA. 92570

APN: 321502001 ASMT: 321502001  
ROSARIO ROWELL  
ANGELES CEBALLOS  
19204 BRIDLEWOOD RD  
PERRIS CA. 92570

APN: 321502002 ASMT: 321502002  
K HOVNANIAN FORECAST HOMES INC  
800 S HAVEN STE 300  
ONTARIO CA 91764

APN: 321510001 ASMT: 321510001  
ELIZABETH VILLALOBOS  
ANTHONY VILLALOBOS  
19295 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510002 ASMT: 321510002  
LUCRECIA MORENO  
JUAN CARLOS MORENO  
19277 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510003 ASMT: 321510003  
EDWARD J GOMEZ  
JAIME M GOMEZ  
19259 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510004 ASMT: 321510004  
ERNEST SANTAMARIA  
SONIA M SANTAMARIA  
19241 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510005 ASMT: 321510005  
ANGELINA N JACOBUS  
19223 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510006 ASMT: 321510006  
JOAQUIN AGUILAR  
PATRICIA AGUILAR  
19238 SILVER SUMMIT CIR  
PERRIS CA. 92570



APN: 321510007 ASMT: 321510007  
CYNTHIA GODDARD  
19256 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510008 ASMT: 321510008  
RONALD GARIBAY  
LISA M JAMES  
19274 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510009 ASMT: 321510009  
CHRISTOPHER D CERVANTES  
19292 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510010 ASMT: 321510010  
JOHN GAMBINA  
19310 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321510011 ASMT: 321510011  
ROBERT L EARLY  
KRISTINA EARLY  
DOUGLAS M WELLS  
19193 MOUNTAIN SHADOW LN  
PERRIS CA. 92570

APN: 321510012 ASMT: 321510012  
CHRISTOPHER S HARRIS  
19211 MOUNTAIN SHADOW LN  
PERRIS CA. 92570

APN: 321510015 ASMT: 321510015  
BOULDER SPRINGS COMMUNITY ASSN  
C/O K HOVNANIAN COMM INC  
800 N HAVEN AVE STE 300  
ONTARIO CA 91764

APN: 321511001 ASMT: 321511001  
BRENT F MCCUE  
KATHLEEN A MCCUE  
19108 MOUNTAIN SHADOW LN  
PERRIS CA. 92570

APN: 321511002 ASMT: 321511002  
JESUS J ROMERO  
ROSARIO ROMERO  
19126 MOUNTAIN SHADOW LN  
PERRIS CA. 92570

APN: 321511003 ASMT: 321511003  
RAMON D DIAZ  
MARIA C DIAZ  
19144 MOUNTAIN SHADOW LN  
PERRIS CA. 92570

APN: 321511004 ASMT: 321511004  
CARMEN CABOTE  
19162 MOUNTAIN SHADOW LN  
PERRIS CA. 92570

APN: 321511005 ASMT: 321511005  
ASHLEY MARIE JOHNSON  
KENNETH R JOHNSON  
19180 MOUNTAIN SHADOW LN  
PERRIS CA. 92570

APN: 321511006 ASMT: 321511006  
LUIS F ESPINOZA  
MICAELA L ESPINOZA  
19198 MOUNTAIN SHADOW LN  
PERRIS CA. 92570

APN: 321520001 ASMT: 321520001  
JIM BOYER  
KATHY BOYER  
19313 SILVER SUMMIT CIR  
PERRIS CA. 92570





APN: 321520002 ASMT: 321520002  
FIDEL ARREDONDO  
19331 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321520003 ASMT: 321520003  
JOSE A GONZALEZ  
GAUDENCIA GONZALEZ  
19349 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321520004 ASMT: 321520004  
DAVID WEST  
SUSAN WEST  
19367 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321520005 ASMT: 321520005  
JACK NESHEIWAT  
ASMAHAN NESHEIWAT  
19385 SILVER SUMMIT CIR  
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APN: 321520006 ASMT: 321520006  
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JENNIFER M CAMPBELL  
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PERRIS CA 92570

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DENNETTA L SOLIS  
19382 SILVER SUMMIT CIR  
PERRIS CA. 92570

APN: 321521004 ASMT: 321521004  
MANUEL O OJEDA  
TERESA OJEDA  
RAY M OJEDA  
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PERRIS CA. 92570

APN: 321521005 ASMT: 321521005  
VICTOR DIAZ  
19242 ROCKY SUMMIT DR  
PERRIS CA. 92570



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Lake Mathews, CA 92570-8820

Riverside City Hall  
3900 Main St.  
Riverside, CA 92522

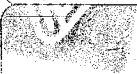
ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Val Verde Unified School District  
975 W. Morgan St.  
Perris, CA 92571-3103

ATTN: Geoffrey Dooley  
Woodcrest Municipal Advisory Council  
16780 Sendero Del Charro  
Riverside, CA 92508

Applicant/Owner:  
B & C Land Boulder Springs LLC  
341 West Second St.  
San Bernardino, CA 92401

Eng-Rep:  
Bonadiman & Associates, Inc.  
234 North Arrowhead Ave.  
San Bernardino, CA 92408



**ATTACHMENTS FILED**  
**WITH**  
**THE CLERK OF THE BOARD**