

TRACT MAP Tract #: TR34842

Parcel: 462-020-051

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12            MAP-G1.4 NPDES/SWPPP (cont.)            RECOMMND

project (or subdivision) shall comply with them.

60.BS GRADE. 13            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.

E HEALTH DEPARTMENT

60.E HEALTH. 1            GRADE - HAZMAT PHASE II            NOTAPPLY

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact (951) 358-5055.

EPD DEPARTMENT

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

PER PDB04792  
Pursuant to Objective 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the County Biologist. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided. However, when the Burrowing Owl is present, active relocation outside of the nesting season (March 1 through August 15) by a qualified

TRACT MAP Tract #: TR34842

Parcel: 462-020-051

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      RECOMMND

biologist shall be required. The County Biologist shall be consulted to determine appropriate translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

60.EPD. 2                      - BREEDING SEASON CHECK                      RECOMMND

PER PDB04792, LAREG EUCALYPTUS TREES ARE PRESENT ON THE PROJECT SITE WHICH HAVE THE ABILITY TO SUPPORT NESTING HABITAT FOR RAPTORS AND MIGRATORY BIRDS  
To comply with the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP), Section 7.5.3, any habitat clearing will be avoided during species active breeding season defined as March 1 to June 30. Habitat clearing occurring between March 1 to June 30 shall require a qualified biologist to conduct nesting bird surveys ending no less than 3 days prior to grading. All habitat on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department. If there are no nests present, this condition will be cleared. If nests are found, exclusionary fencing should be placed 200 feet around the tree for non-raptors and 500 feet for raptors, until the birds have permanently left the nest.

FLOOD RI DEPARTMENT

60.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 grading 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.

60.FLOOD RI. 3                      MAP EROS CNTRL AFTER RGH GRAD                      RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition

TRACT MAP Tract #: TR34842

Parcel: 462-020-051

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3                    MAP EROS CNTRL AFTER RGH GRAD (cont.)                    RECOMMND

of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4                    MAP OFFSITE EASE OR REDESIGN                    RECOMMND

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

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. 6                    MAP PHASING                    RECOMMND

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

60.FLOOD RI. 7                    MAP ADP FEES                    RECOMMND

TR 34842 is located within the limits of the Salt Creek Channel Winchester North Hemet 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 building permits if grading permits are not issued.

TRACT MAP Tract #: TR34842

Parcel: 462-020-051

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8                      MAP SUBMIT FINAL WQMP                      RECOMMND

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

PARKS DEPARTMENT

60.PARKS. 1                      MAP - TRAILS PLAN                      RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail with all topography, grading, cross-sections, fencing, signage (if applicable), street crossings and under crossings and all landscaping.

PLANNING DEPARTMENT

60.PLANNING. 1                      MAP - NATIVE AMERICAN MONITOR                      RECOMMND

A tribal monitor from the Pechanga Band of Luiseño Indians will be required on-site during all ground disturbing activities to be retained by the land divider/permit holder/developer/land owner. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the Pechanga Band of Luiseño and the land divider/permit holder/developer/land owner for the monitoring of the project. The monitor shall have the authority to monitor actively all project related grading and ground disturbing and shall have the authority to temporarily divert, redirect or halt grading activities to allow recovery of Native American resources. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.

60.PLANNING. 3                      MAP - ARCHAEOLOGIST RETAINED                      RECOMMND

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to archaeological and/or cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for

TRACT MAP Tract #: TR34842

Parcel: 462-020-051

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3                    MAP - ARCHAEOLOGIST RETAINED (cont.)                    RECOMMND

impact to archaeological resources, cultural resources and/or sacred sites, a pre-grading meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to archaeological and/or cultural resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING. 4                    MAP- CULTURAL RES. DISP. AG.                    RECOMMND

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition.

60.PLANNING. 5                    MAP - PALEONTOLOGIST REQUIRED                    RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the

TENTATIVE MAP Tract #: TR34842

Parcel: 462-020-051

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5                    MAP - PALEONTOLOGIST REQUIRED (cont.)                    RECOMMND

Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 7                    MAP - TRAIL ESMNT                    RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading within a proposed twenty foot (20') trail easement located along the east side of Leon Road, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 20                    MAP - SKR FEE CONDITION                    RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10.24 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation

TRACT MAP Tract #: TR34842

Parcel: 462-020-051

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20            MAP - SKR FEE CONDITION (cont.)            RECOMMND

fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 21            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. 22            MAP - GRADING PLAN REVIEW            RECOMMND

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

60.PLANNING. 23            MAP - AG PRES CANCEL (2)            RECOMMND

Prior to issuance of a grading permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 974, located within Winchester Agricultural Preserve No. 10, Map No. 82, and shall have adopted a resolution [diminishing the subject property from the boundaries of said agricultural preserve.] [disestablishing said agricultural preserve.] Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES CANCEL (1)"

60.PLANNING. 29            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.

TRACT MAP Tract #: TR34842

Parcel: 462-020-051

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.

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.

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. 3                   MAP ADP FEES

RECOMMND

TR 34842 is located within the limits of the Salt Creek Channel Winchester North Hemet 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



TRACT MAP Tract #: TR34842

Parcel: 462-020-051

80. PRIOR TO BLDG PRMT ISSUANCE

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

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.

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. 6                    MAP - CONFORM FINAL SITE PLAN                    RECOMMND

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

80.PLANNING. 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 nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

Said acoustical study shall be consistent with the recommendations listed in the letter dated August 20, 2007 from the Department of Public Health, Office of Industrial Hygiene.



TRACT MAP Tract #: TR34842

Parcel: 462-020-051

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14

MAP - LANDSCAPE PLOT PLAN (cont.)

RECOMMND

screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.

3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be

TENTATIVE MAP Tract #: TR34842

Parcel: 462-020-051

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

11. Landscape plans shall be in substantial conformance with APPROVED EXHIBIT L.

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department and Planning Department

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 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.

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

TRACT, MAP Tract #: TR34842

Parcel: 462-020-051

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15                    MAP - ENTRY MONUMENT PLOT PLAN (cont.)                    RECOMMND

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.

80.PLANNING. 16                    MAP - MODEL HOME COMPLEX                    RECOMMND

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

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department

TRACT MAP Tract #: TR34842

Parcel: 462-020-051

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16                    MAP - MODEL HOME COMPLEX (cont.)                    RECOMMND

Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

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. 18                    MAP - FINAL SITE PLAN                    RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing

TRACT MAP Tract #: TR34842

Parcel: 462-020-051

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - FINAL SITE PLAN (cont.)

RECOMMND

structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

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

TENTATIVE MAP Tract #: TR34842

Parcel: 462-020-051

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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. Perimeter walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability and shall be a minimum of seven feet (7') in height. 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.

D. Side yard and rear yard (when not adjacent to Leon Road or Simpson Road) fencing shall be constructed of vinyl fencing (as shown on APPROVED EXHIBIT W) or material of similar appearance, maintenance, and structural durability and shall be a minimum of five feet in height.

E. 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.

F. Wall and fence plans shall be in substantial conformance with APPROVED EXHIBIT W.

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



1. CT MAP Tract #: TR34842

Parcel: 462-020-051

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20                   MAP - FRONT YARD LANDSCAPING (cont.)                   RECOMMND

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.

80.PLANNING. 22                   MAP - LANDSCAPING SECURITIES                   RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 24                   MAP - LNDSCE INSPECTION DEPOS                   RECOMMND

Prior to issuance of building permits, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an HR case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

80.PLANNING. 25                   MAP - CELL TOWER SETBACK                   RECOMMND

Buildings on lots 31 and 32, as shown on the TENTATIVE MAP, shall be setback a minimum of one hundred thirty six feet (136') from the existing cell phone tower, which is 68' in height.

03/10/10  
11:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 57

TENTATIVE MAP Tract #: TR34842

Parcel: 462-020-051

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26

MAP - ALLOW UNDERGROUND UTIL.

RECOMMND

The permit holder shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company or the Imperial Irrigation District, whichever is the appropriate utility, confirming whether or not the overhead electrical lines within the Tentative Map are capable of being installed underground and that all financial arrangements to do so have been completed, or the permittee shall submit a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

80.PLANNING. 27

GEN - 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 Planning 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;

T. CT MAP Tract #: TR34842

Parcel: 462-020-051

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 GEN - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (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 Planning 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 planning 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 Planning Department shall clear this condition.

80.PLANNING. 28 GEN - 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 Planning Department, Landscape Division. Once the Planning Department has approved the

TRACT MAP Tract #: TR34842

Parcel: 462-020-051

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28 GEN - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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.

80.PLANNING. 29 USE - LC LNDS CP COMMON AREA MA

RECOMMND

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

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:  
1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those

1 CT MAP Tract #: TR34842

Parcel: 462-020-051

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 29 USE - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP FACILITY COMPLETION RECOMMND

The District will not release 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.

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](http://www.floodcontrol.co.riverside.ca.us), e-mail

03/10/10  
11:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 61

TRACT MAP Tract #: TR34842

Parcel: 462-020-051

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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.

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.

PLANNING DEPARTMENT

90.PLANNING. 1                   MAP - BLOCK WALL ANTIGRAFFITI

RECOMMND

The land divider/permit holder shall construct a seven (7) foot high decorative block wall on lots adjacent to Leon Road and Simpson Road. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 3                   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 Valley-Wide Recreation and Park

T. CT MAP Tract #: TR34842

Parcel: 462-020-051

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3                   MAP - QUIMBY FEES (2) (cont.)                   RECOMMND

District.

90.PLANNING. 4                   MAP - CONCRETE DRIVEWAYS                   RECOMMND

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

90.PLANNING. 5                   MAP - FENCING COMPLIANCE                   RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 10                  MAP - SKR FEE CONDITION                   RECOMMND

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10.24 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.

90.PLANNING. 12                  MAP - ROLL-UP GARAGE DOORS                   RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13                  MAP - LNDSCP/IRRIG INSTALL INS                   RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning

1 CT MAP Tract #: TR34842

Parcel: 462-020-051

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13                   MAP - LNDSCP/IRRIG INSTALL INS (cont.)                   RECOMMND

Department at least fifteen (15) working days prior to issuance of FIRST occupancy permit. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP- LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. Costs associated with the Installation Inspection will be charged to the respective building permit.

90.PLANNING. 14                   MAP - SPECIMEN TREES REQUIRED                   RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

90.PLANNING. 15                   MAP - COMPLY W/ LNDSCP/IRRIG                   RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 16                   GEN - LC LNDSCP INSPECT DEPOST                   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 Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall



1 CT MAP Tract #: TR34842

Parcel: 462-020-051

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 GEN - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 17 GEN - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 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.

1 CT MAP Tract #: TR34842

Parcel: 462-020-051

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1                      MAP - 80% COMPLETION (cont.)                      RECOMMND

- 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. 2                      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. 3                      MAP - STREET SWEEPING                      RECOMMND

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

90.TRANS. 4                      MAP - STREET LIGHTS 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. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

Street light annexation into L&LMD or similar mechanism as

1. CT MAP Tract #: TR34842

Parcel: 462-020-051

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4                      MAP - STREET LIGHTS INSTALL (cont.)

RECOMMND

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

90.TRANS. 5                      MAP - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 7                      MAP - GRAFFITI ABATEMENT

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 graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 9                      MAP - LANDSCAPING

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance public road rights-of-way, in accordance with Ordinance 461.

03/10/10  
11:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 67

TR CT MAP Tract #: TR34842

Parcel: 462-020-051

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1

MAP -. TRAIL CONSTRUCTION

RECOMMND

Prior to the issuance of the 16th building permit, the applicnat shall build the trail as shown on the approved trails plan. Upon trail completion, the applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

**COMPREHENSIVE PROJECT REVIEW**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: August 8, 2006

**TO:**

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator – J. Jolliffe  
Riv. County Sheriff's Dept.  
Riv. County Waste Management

Valley-Wide Parks and Rec.  
Riverside Transit Agency  
Supervisor Stone  
Commissioner Petty  
Hemet Unified School Dist.  
Eastern Municipal Water Dist.  
Southern CA Edison  
Southern CA Gas  
Caltrans #8  
EIC "Attachment A"  
Pechanga Band of Indians

**CHANGE OF ZONE NO. 7344 and TENTATIVE TRACT MAP NO. 34842** – EA40875 – Applicant: Lanphere and Associates – Engineer/Representative: Joseph Bonadiman & Associates, Inc. - Third Supervisorial District - Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northeast corner of Leon Road and Simpson Road – 10.24 Gross Acres - Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) - **REQUEST:** The change of zone proposes to change the site's current zone designation from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwelling (R-1). The tract proposes a Schedule A subdivision of 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and two open space lots for a detention basin and additional landscaping. An existing cell tower site exists on site located at the corner of Leon Road and Simpson Road. – APN: 462-020-051 - Related Cases: PP17566, PP17566S1 - Concurrent Cases: AG00974

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on August 31, 2006**. 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 **Russell Brady**, Project Planner, at **(951) 955-1888** or email at [rbrady@RCTLMA.org](mailto:rbrady@RCTLMA.org) / **MAILSTOP# 1070**.

COMMENTS:

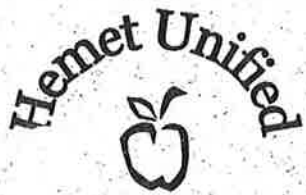
**FILE COPY**

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.*



## School District

**Dr. Philip O. Pendley**  
Superintendent

### District Administration Office

2350 W. Latham Ave.  
Hemet, CA 92545  
(951) 765-5100  
Fax: (951) 765-5115

### Governing Board

Mike Cook  
Marilyn Forst  
Gisela Gosch  
Charlotte Jones  
David Peters  
Phyllis Petri  
Bill Sanborn

August 30, 2006

Riverside County  
Planning Department  
PO Box 1409  
Riverside CA 92502

Attn: Russell Brady

RE: Tract 34842

This letter is in response to your request that the Hemet Unified School District provide you with certain information relating to school facilities, which might potentially serve this Tract.

The current permanent school facilities in the Hemet Unified School District have an original design capacity of 17,447 students. Presently our enrollment is approximately 22,874 and is steadily increasing. We are accommodating the extra enrollment with interim portable facilities but have reached a point where our core facilities at all sites have become saturated.

Therefore, we wish to advise you that as of the date of this letter, the Governing Board of Hemet Unified School District has made no determination as to which of its school facilities might be available to serve your tract at the time of the subdivisions completion and occupancy. It is possible that we may place students from this development at schools that have available space. You may view our current school boundaries at our web site [www.hemetusd.k12.ca.us](http://www.hemetusd.k12.ca.us).

The District's current developer fee rate is \$4.08 per square foot for single and multi-family dwelling units. Our senior residential and commercial rates are .42 cents per square foot. **PLEASE CONTACT THE HEMET UNIFIED SCHOOL DISTRICT FACILITIES DEPARTMENT FOR FEE CALCULATION PRIOR TO ISSUING A CHECK.** Payment of these fees is required prior to receiving building permits. Please contact the District for information regarding the possibility of a Community Facilities Agreement for your development.

A bus fee has been implemented in our District at an annual cost of \$210.00 per student or \$110.00 per semester per student.

The following is a list of our schools, enrollment and capacity:

SCHOOL	GRADE LEVEL	CBEDS ENROLLMENT	PERCENT CAPACITY**	CAPACITY EXCESS or Shortfall
Acacia Middle	6-8	846	808	-38
Alessandro High	9-12	407	180	-227
Bautista Creek Elem	K-5	927	650	-277
Cawston Elementary	K-5	658	750	92
Cottonwood School	K-8	305	250	-55
Dartmouth Middle	6-8	1014	1080	66
Diamond Valley Middle	6-8	1548	1450	-98
Fruitvale Elementary	K-5	782	550	-238
Hamilton Schools	K-12	1029	917	-112
Harmony Elementary	K-5	818	750	-68
Helen Hunt Jackson	6-12	519	231	-289
H.E.L.P.	7-12	72	50	-22
Hemet Elementary	K-5	843	575	-268
Hemet High School	9-12	2585	1566	-1019
Idyllwild School	K-8	335	300	-35
Jacob Wiens Elementary	K-5	733	750	17
Little Lake Elementary	K-5	829	550	-279
McSweeny Elementary	K-5	703	750	47
Ramona Elementary	K-5	810	550	-60
Santa Fe Middle	6-8	1224	1053	-171
Valle Vista Elementary	K-5	716	550	-166
West Valley High	9-12	3003	2376	-627
Whittier Elementary	K-5	1054	650	-404
Winchester Elementary	K-5	453	400	-53
<b>TOTAL</b>		<b>22,213</b>	<b>17,736</b>	<b>-4,477</b>

Enrollment Projection 2005/2006

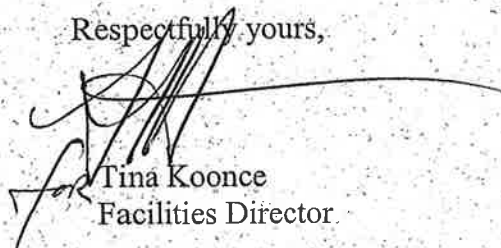
(Data does not include Independent Studies or Home/Hospital)

\* CBEDS enrollment as of October 2005

\*\*Loaded at the State Standard to allow for K-3 Class Size Reduction of 25 (K-5) and 27 (7-12)

In the interest of fairness and our desire to keep the public informed, we are formally requesting that you make this letter and information available to any potential buyers.

Respectfully yours,



Tina Koonce  
Facilities Director




Valley-Wide Recreation & Park District  
P.O. Box 907 • San Jacinto, CA 92581  
(951) 654-1505 • Fax (951) 654-5279

**ORDINANCE 460 – PARKLANDS**

**Tract No. 34842**

1. Developer is required to **pay park fees** on all residential units.
2. The developer must **annex to the Winchester Park and Landscape Maintenance District** to fund the maintenance of streetscapes, parks and detention basins.
3. The **Park District must approve all plans for landscape maintenance** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
4. **Conceptual drawings are required** on all proposed areas for maintenance prior to annexing into the landscape maintenance district. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.
5. **Prior to installation, all fence and wall plans** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
6. **Grading plans and storm drain plans** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside
7. **The District will not accept parks smaller than 5 acres.** Parkland must be usable land, not drainage basins, ditches or retention basins. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
8. All proposed **playground structures** must be visible from the street. Experience has shown that mini park areas located behind homes invite problems, i.e., hang-out areas for teens.
9. Maps with fewer than 500 lots should be reviewed with caution as to adjacent development, i.e., 316 lots plus a potential adjacent development may trigger the need for a park to be improved and dedicated to the Park District.

  
\_\_\_\_\_  
Samuel W. Coepp General Manager

August 14, 2006





## VALLEY-WIDE RECREATION & PARK DISTRICT

P.O. Box 907 • 901 W. Esplanade Avenue  
San Jacinto, CA 92581  
(951) 654-1505 - District Office

### BOARD OF DIRECTORS

Nick Schouten  
President  
Darrell Von Driska  
Vice President  
Jan Bissell  
Secretary  
Frank Gorman  
Director  
Larry Minor  
Director  
Samuel Goepp  
General Manager

July 8, 2008

Riverside County Planning Department  
Attn: Russell Brady  
P.O. Box 1409  
Riverside, California 92502-1409

Re: Change of Zone No. 7344, Tentative Tract Map No. 34842

Dear Mr. Brady:

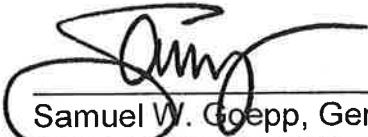
Valley-Wide Recreation and Park District is in receipt of the Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration for the above referenced project and has the following comments:

1. Developer is required to **pay park fees** on all residential units.
2. The developer must **annex to the Winchester Park and Landscape Maintenance District** to fund the maintenance of streetscapes, parks and detention basins.
3. The **Park District must approve all plans for landscape maintenance areas**, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
4. **Conceptual drawings are required** on all proposed areas for maintenance prior to annexing into the landscape maintenance district. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.
5. **Prior to installation, all fence and wall plans** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
6. **Grading plans and storm drain plans** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside

Russell Brady  
July 8, 2008  
Re: Tract Map No. 34842  
Page 2

7. ***The District will not accept parks smaller than 5 acres.*** Parkland must be usable land, not drainage basins, ditches or retention basins. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
8. All proposed ***playground structures*** must be visible from the street. Experience has shown that mini park areas located behind homes invite problems, i.e., hang-out areas for teens.
9. Maps with fewer than 500 lots should be reviewed with caution as to adjacent development, i.e., 316 lots plus a potential adjacent development may trigger the need for a park to be improved and dedicated to the Park District.

Sincerely,



---

Samuel W. Goepf, General Manager  
Valley-Wide Recreation & Park District



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

August 18, 2006

Russell Brady, Project Planner  
Riverside County Planning Department/M.S. 1070  
P.O. Box 1409  
Riverside, CA 92502-1409

**RE: Change of Zone No. 7344 and Tentative Tract Map (TR) No. 34842**  
**Proposal: Change of Zone from Light Agriculture (A-1-10) to One Family Dwellings (R-1) and divide 10.24 acres into 32 single family residential lots.**  
**APN: 462-020-051**

Dear Mr. Brady:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located at the northeast corner of Leon Road and Simpson Road, in the Harvest Valley/Winchester Area Plan. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

1. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

3. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal

regulations. Please contact the Riverside County Health Department for further information.

4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
5. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross  
Planner II

**EASTERN INFORMATION CENTER**  
**CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM**  
Department of Anthropology, University of California, Riverside, CA 92521-0418  
(951) 827-5745 - Fax (951) 827-5409 - eickw@ucr.edu  
Inyo, Mono, and Riverside Counties

---

August 18, 2006

TO: Russell Brady  
Riverside County Planning Department, Riverside Office

RE: Cultural Resource Review  
Case: CZ-7344/TR-34842—EA No. 40875

Records at the Eastern Information Center of the California Historical Resources Information System have been reviewed to determine if this project would adversely affect prehistoric or historic cultural resources:

- The proposed project area has not been surveyed for cultural resources and contains or is adjacent to known cultural resource(s). A Phase I study is recommended.
- Based upon existing data the proposed project area has the potential for containing cultural resources. A Phase I study is recommended.
- A Phase I cultural resource study (RI- ) identified one or more cultural resources.
- The project area contains, or has the possibility of containing, cultural resources. However, due to the nature of the project or prior data recovery studies, an adverse effect on cultural resources is not anticipated. Further study is not recommended.
- Two Phase I cultural resource studies (part of RI-4960 and RI-5640) identified no cultural resources within the those portion of the project area surveyed.
- There is a low probability of cultural resources. Further study is not recommended.
- If, during construction, cultural resources are encountered, work should be halted or diverted in the immediate area while a qualified archaeologist evaluates the finds and makes recommendations.
- Due to the archaeological sensitivity of the area, earthmoving during construction should be monitored by a professional archaeologist.
- The submission of a cultural resource management report is recommended following guidelines for Archaeological Resource Management Reports prepared by the California Office of Historic Preservation, *Preservation Planning Bulletin 4(a)*, December 1989.
  - Phase I Records search and field survey
  - Phase II Testing [Evaluate resource significance; propose mitigation measures for "significant" sites.]
  - Phase III Mitigation [Data recovery by excavation, preservation in place, or a combination of the two.]
  - Phase IV Monitor earthmoving activities

**COMMENTS:** It is recommended that the portion of the project area not previously surveyed be surveyed systematically.

If you have any questions, please contact us.

Eastern Information Center



Department of **Public Health**  
Riverside County Community Health Agency

**Date:** August 20, 2007

**To:** Russell Brady  
Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, California 92502  
Fax: (951) 955-3157

**From:** Steven T. Uhlman, REHS, CIH, JD  
Public Health Program Chief  
Department of Public Health  
Office of Industrial Hygiene  
P.O. BOX 7600  
Riverside, California 92513-7600  
Phone: (951) 358-5050  
Fax: (951) 358-5443

**Report written by:** Steven D. Hinde, REHS, CIH  
Senior Industrial Hygienist

---

**Project Reviewed:** Tentative Tract No. 34842

---

**Reference Number:** **96111**

**Applicant:** Louis Brenes  
Menifee Real Estate Development  
7145 El Prado Street  
Riverside, CA 92504

**Noise Consultant** Gordon Bricken & Associates  
1621 East Seventeenth Street, Suite K  
Santa Ana, CA 92705

**Review Stage:** First Review

**Information Provided:** "Acoustical Analysis Tract Map 34842, County of Riverside, California" dated Dec. 5, 2006 JN: 06/950 &  
"Revised Acoustical Analysis Tract Map 34842, County of Riverside, California" dated Mar. 5, 2007 JN: 07/122

**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 28,700 assumed for Leon Road (the County General Plan classifies Leon Road as an "Arterial" highway). ADT design capacity of 27,300 assumed for Simpson Road (the County General Plan classifies Simpson Road as a "Major" highway) quoted from the "Elsinore Area Plan Circulation, Figure 7, dated 10/07/03".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

**For Arterial and Major Highways**

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

3. Traffic Speed of 40 MPH.
4. The distance from the center of Simpson Road to the nearest building face is estimated to be 86 feet. The distance from the center of Leon Road to the nearest building face is estimated to be 94 feet.
5. Modeling for Simpson Road and Leon Road was done using a "hard site" assumption.

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 below 65 Ldn.

### Recommendations:

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

**Seven-foot high** (noise barriers) masonry block wall or combination berm and block wall shall be constructed along the western site boundary (**Leon Road**) of lots 17 -31 of Tentative Tract 34842.

**Seven-foot high** (noise barriers) masonry block wall or combination berm and block wall shall be constructed along the southern site boundary (**Simpson Road**) of lots 1 of Tentative Tract 34842.

(Height taken from page 2 of Acoustical Reports, see attached maps)

These walls shall be erected so that the top of each wall extends at least 7 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 7 feet above the highest point between the homes and the road.

2. Our Department must receive, review and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impact (second stories) for Leon Road and Simpson Road is 74 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Leon Road and Simpson Road.
3. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Robert C. Johnson Planning Director

CC003796

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- |   |   |   |
|---|---|---|
| <input checked="" 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 type="checkbox"/> PARCEL MAP           | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: TR34842 DATE SUBMITTED: 5-16-06

**APPLICATION INFORMATION**

Applicant's Name: Lanphere & Associates E-Mail: \_\_\_\_\_

Mailing Address: 256 Palmyra Dr.  
San Bernardino, CA 92404  
Street City State ZIP

Daytime Phone No: (909) 229-0125 Fax No: (\_\_\_\_) \_\_\_\_\_

Engineer/Representative's Name: Joseph E. Bonadiman & A E-Mail: Charles Bonadiman

Mailing Address: 234 N. Arrowhead Ave.  
San Bernardino, CA 92408  
Street City State ZIP

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

Property Owner's Name: Menifee Real Est. Dev. Co. E-Mail: \_\_\_\_\_

Mailing Address: 7146 El Padro Street  
Riverside CA 92504-2716  
Street City State ZIP

Daytime Phone No: (9~~09~~<sup>4</sup>) 231-99880 Fax No: (\_\_\_\_) \_\_\_\_\_

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.

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157  
Form 295-1011 (02/24/05)

Indio Office · 82-675 Hwy 111, 2nd Floor  
Room 209, Indio, California 92201  
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road.  
Murrieta, California 92563  
Fax (951) 600-6145

EA40875/CFG0

**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.

*LOUIS SCOTT BIERNES, MANAGING MEMBER*

MENIFEE REAL ESTATE DEVELOPMENT, LLC  
PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

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

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

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

*MANAGING MEMBER, LOUIS SCOTT BIERNES*

MENIFEE REAL ESTATE DEVELOPMENT, LLC  
PRINTED NAME OF PROPERTY OWNER(S)

  
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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 462-020-0<sup>51</sup>~~56~~

Section: 29 Township: 5 s Range: 2 W

Approximate Gross Acreage: 10.24

General location (street address, cross streets, etc.): North of Simpson Road, South of \_\_\_\_\_, East of Leon Road, West of \_\_\_\_\_.

Thomas Brothers map, edition year, page number, and coordinates: Pg. 839/B-6 2006

**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):

Proposal to subdivide approx. 10.24 acres into 35 residential lots.

Related cases filed in conjunction with this request:

Zoning change from A-1-10 to R-1

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: \_\_\_\_\_

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: 16,296

Estimated amount of fill = cubic yards 3,576

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

Import \_\_\_\_\_ Export 12,720 Neither \_\_\_\_\_

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

Other projects in area, either owned by client or others.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

How many anticipated truckloads? 400 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 344,425 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)  Date 5/22/06

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

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Robert C. Johnson Planning Director

**APPLICATION FOR CHANGE OF ZONE**

0003796

CHECK ONE AS APPROPRIATE:

**Standard Change of Zone**

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07344 DATE SUBMITTED: 5-16-06

**APPLICATION INFORMATION**

Applicant's Name: Lanphere & Associates E-Mail: \_\_\_\_\_

Mailing Address: 256 Palmyra Dr.  
San Bernardino, CA 92404  
City State ZIP

Daytime Phone No: (909) 229-0125 Fax No: (\_\_\_\_) \_\_\_\_\_

Engineer/Representative's Name: Joseph E. Bonadiman & Assoc. E-Mail: Attn: Charles Bonadiman

Mailing Address: 234 N. Arrowhead Ave.  
San Bernardino, CA 92408  
City State ZIP

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

Property Owner's Name: Menifee Real Est. Dev. Co. E-Mail: \_\_\_\_\_

Mailing Address: 7146 El Padro Street  
Riverside CA, 92504-2716  
City State ZIP

Daytime Phone No: (909) 231-9880 Fax No: (\_\_\_\_) \_\_\_\_\_

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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

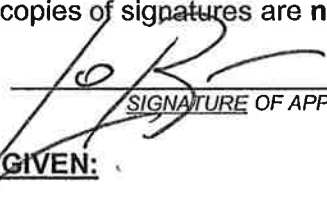
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

*LOUIS SCOTT BRENEZ, MANAGING MEMBER*

MENIFEE REAL ESTATE DEVELOPMENT, LLC  
PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

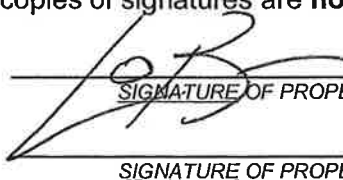
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

*LOUIS SCOTT BRENEZ, MANAGING MEMBER*

MENIFEE REAL ESTATE DEVELOPMENT, LLC  
PRINTED NAME OF PROPERTY OWNER(S)

  
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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 462-020-0<sup>51</sup>~~56~~

Section: 29 Township: 5 S. Range: 2W

Approximate Gross Acreage: 10.24

General location (street address, cross streets, etc.): North of Simpson Rd., South of

\_\_\_\_\_, East of Leon Rd., West of \_\_\_\_\_

Thomas Brothers map- Pg. 839/ B-6 2006

**APPLICATION FOR CHANGE OF ZONE**

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

Existing A-1-10, Proposed R-1

Related cases filed in conjunction with this request:

TTM 34842

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**CHANGE OF ZONE NO. 7344, TENTATIVE TRACT MAP NO. 34842 – EA40875 – Applicant:** Lanphere and Associates – **Engineer/Representative:** Joseph E. Bonadiman & Associates, Inc. - Third Supervisorial District - Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – **Location:** Northerly of Simpson Road and easterly of Leon Road – 10.24 Gross Acres - **Zoning:** Light Agriculture – 10 Acre Minimum (A-1-10)- **REQUEST:** The Change of Zone proposes to change the project site's zoning classification from Light Agriculture – 10 acre minimum (A-1-10) to One-Family Dwelling (R-1).The Tentative Tract Map proposes a Schedule A subdivision of 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and 2 open space lots for a water quality basin and a regional trail. A wireless communication facility exists on site located at the northeasterly corner of Leon Road and Simpson Road. – APN: 462-020-05. (Legislative)

**TIME OF HEARING:** 9:00 a.m. or as soon as possible thereafter.  
**DATE OF HEARING:** July 23, 2008  
**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 Russell Brady, at 951-955-1888 or e-mail [rbrady@rcplma.org](mailto:rbrady@rcplma.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).

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, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. 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: Russell Brady, P.O. Box 1409, Riverside, CA 92502-1409



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 3/16/2010,

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

APN (s) or case numbers TR34842 For

Company or Individual's Name Planning Department,

Distance buffered 600' 1200'.

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

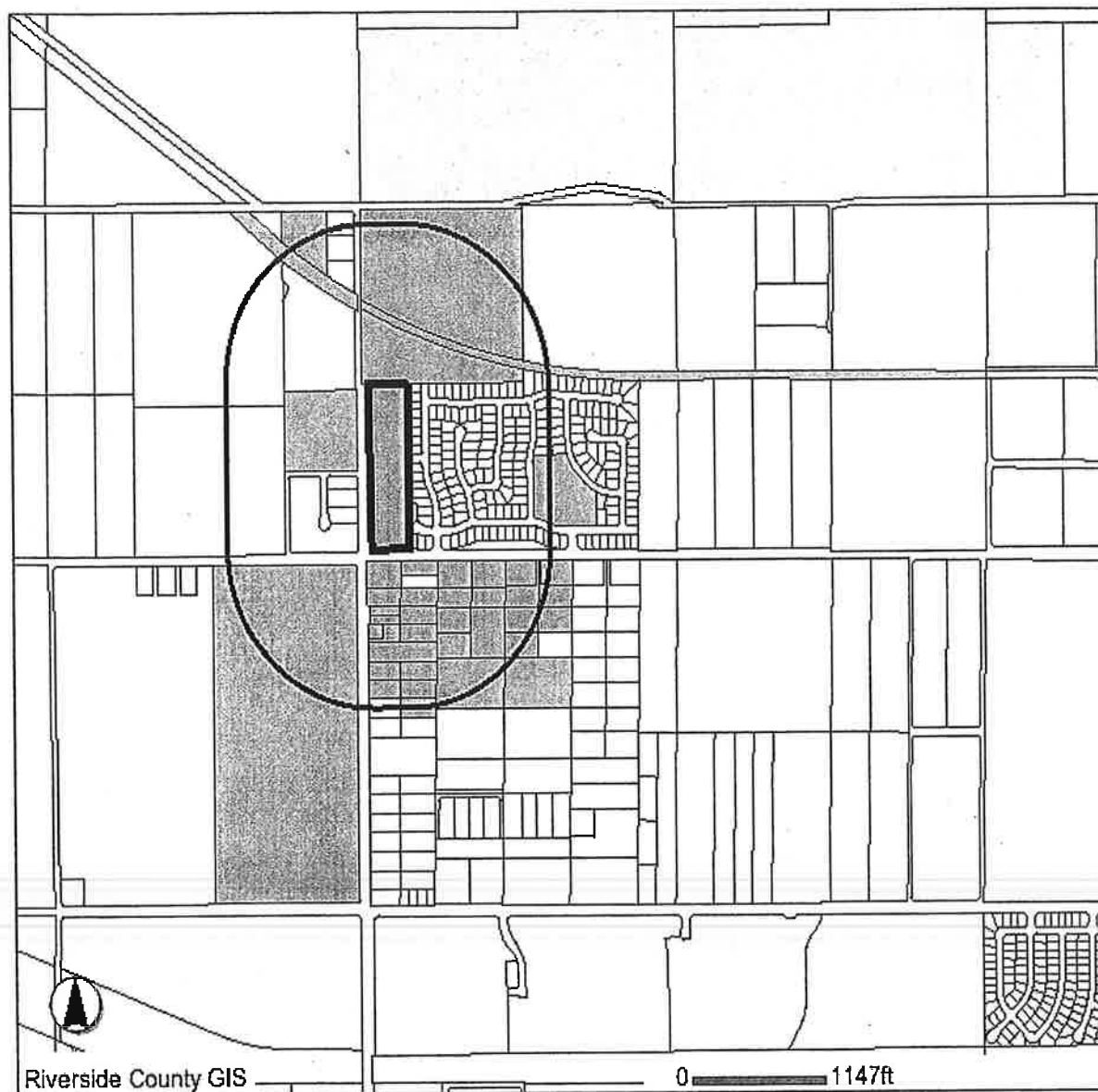
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*V. Nguyen*  
RPN: 9.16.2010

1200 feet buffer



**Selected parcel(s):**

461-140-025	461-140-027	461-140-033	461-150-006	462-020-006	462-020-026	462-020-039
462-020-051	462-030-003	462-030-021	462-030-022	462-030-024	462-030-025	462-030-026
462-030-027	462-030-028	462-030-030	462-030-031	462-030-033	462-030-042	462-030-048
462-030-049	462-030-053	462-030-054	462-030-057	462-030-058	462-030-060	462-030-063
462-030-064	462-030-073	462-030-074	462-030-077	462-040-015	462-040-046	462-040-047
462-040-048	462-040-056	462-040-057	462-040-058	462-040-059	462-190-001	462-201-006

**\*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.

AP PRINTED ON...03/17/2010



APN: 462030027 ASMT: 462030027  
GILBERTO R CORVERA  
MARIA O PEREZ  
28620 LEON RD  
WINCHESTER CA. 92596

APN: 462030028 ASMT: 462030028  
EULALIO AGUAYO  
MARIA ELOISA AGUAYO  
1308 CLARENCE DR  
HEMET CA 92545

APN: 462030030 ASMT: 462030030  
MARGIE A NEWMAN  
KENNETH E HARDING  
28561 MEMORY LN  
WINCHESTER CA 92596

APN: 462030031 ASMT: 462030031  
DR INV  
31764 CASINO DR STE 105A  
LAKE ELSINORE CA 92530

APN: 462030033 ASMT: 462030033  
KOON HAN SUH  
CHONG CHA SUH  
28362 N STAR LN  
MENIFEE CA 92584

APN: 462030042 ASMT: 462030042  
JESUS L GUERRERO  
MARIA E GUERRERO  
24599 CALLE SAN VICENTE  
MURRIETA CA 92562

APN: 462030048 ASMT: 462030048  
RUTH J DENHAM  
K ARMSTRONG  
KELLY ARMSTRONG  
C/O KELLY MILLER  
28580 LEON RD  
WINCHESTER CA. 92596

APN: 462030049 ASMT: 462030049  
DEVIN ARTHUR ARMSTRONG  
28590 LEON RD  
WINCHESTER CA. 92596

APN: 462030053 ASMT: 462030053  
BARBARA JOAN AMUNDSON  
28840 LEON RD  
WINCHESTER CA 92596

APN: 462030054 ASMT: 462030054  
JOE M SERRANO  
KAY L SERRANO  
622 WOODLAND PKY  
SAN MARCOS CA 92069

APN: 462030057 ASMT: 462030057  
RANDY L WISE  
ELIZABETH WISE  
P O BOX 727  
WINCHESTER CA 92596

APN: 462030058 ASMT: 462030058  
LAWRENCE F TILLOTSON  
HELEN TILLOTSON  
C/O DARLENE REYNOLDS  
28630 LEON RD  
WINCHESTER CA 92596

APN: 462030060 ASMT: 462030060  
MITCHELL R COLLINS  
TAMARA M COLLINS  
31093 SIMPSON RD  
WINCHESTER CA. 92596

APN: 462030063 ASMT: 462030063  
JOHN CLINT NICEWONGER  
43161 CORTE TOLOSA  
TEMECULA CA 92592



APN: 461140025 ASMT: 461140025  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

APN: 461140027 ASMT: 461140027  
AT & SF RR  
ATTN ROADMASTER  
740 E CARNEGIE DR  
SAN BERNARDINO CA 92408

APN: 461140033 ASMT: 461140033  
SSR INV CO  
C/O VIOLETTE MIRAN  
1930 ALPA AVE  
S PASADENA CA 91030

APN: 461150006 ASMT: 461150006  
RANCHOS PROP LTD & RANCON REAL ESTATE  
CORP  
C/O NANCY MURAKAMI  
3660 WILSHIRE BLV NO 108  
LOS ANGELES CA 90010

APN: 462020006 ASMT: 462020006  
DONNA WALLACE  
7426 HATILLO AVE  
WINNETKA CA 91306

APN: 462020026 ASMT: 462020026  
RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION  
PO BOX 12008  
RIVERSIDE CA 92502

APN: 462020039 ASMT: 462020039  
MENIFEE VALLEY INV PROP  
C/O GRAND 62 PROP  
27071 CABOT RD STE 106  
LAGUNA HILLS CA 92653

APN: 462020051 ASMT: 462020051  
ISAAC BOLANOS  
MARIA A BOLANOS  
16514 MURPHY RD  
LA MIRADA CA 90638

APN: 462030003 ASMT: 462030003  
ADONIS V FRANCISCO  
REBECCA R FRANCISCO  
EZEKIEL O RAMOS  
SONIA M RAMOS  
C/O EZEKIEL O RAMOS  
510 THOMSEN ST  
LATHROP CA 95330

APN: 462030021 ASMT: 462030021  
CARY COOK  
JOY COOK  
33834 ZEIDERS RD  
MENIFEE CA 92584

APN: 462030022 ASMT: 462030022  
CHARLES CHRISTOPHER BROWN  
28680 LEON RD  
WINCHESTER CA. 92596

APN: 462030024 ASMT: 462030024  
JAMES D DAHLENE  
LAROLIE B DAHLENE  
31379 VAN RUISDAEL LN  
WINCHESTER CA 92596

APN: 462030025 ASMT: 462030025  
MONROE CHAVIS  
P O BOX 406  
WINCHESTER CA 92596

APN: 462030026 ASMT: 462030026  
SHERMAN L REYNOLDS  
DARLENE B REYNOLDS  
P O BOX 1018  
WINCHESTER CA 92596



APN: 462030064 ASMT: 462030064  
JUDITH A SASAK  
TIMOTHY L SASAK  
28660 LEON RD  
WINCHESTER CA. 92596

APN: 462030073 ASMT: 462030073  
RAFAEL GOMEZ  
MARIA L GOMEZ  
43250 LOS CORRALITOS  
TEMECULA CA 92592

APN: 462030074 ASMT: 462030074  
ERASMO LOPEZ  
MARIA R OLIVEROS  
28595 BUTLER RD  
WINCHESTER CA. 92596

APN: 462030077 ASMT: 462030077  
JAMES ROMINES  
ANDREA ROMINES  
28720 LEON RD  
WINCHESTER CA 92596

APN: 462040015 ASMT: 462040015  
HARLAN D RAMSEY  
MARLEA M RAMSEY  
P O BOX 6333  
TORRANCE CA 90504

APN: 462040046 ASMT: 462040046  
JESSE VICTOR HERNANDEZ  
28600 BUTLER RD  
WINCHESTER CA. 92596

APN: 462040047 ASMT: 462040047  
BOBBY T ROPER  
LENOAH Y ROPER  
P O BOX 1026  
WINCHESTER CA 92596

APN: 462040048 ASMT: 462040048  
LEONEL LOPEZ  
28585 SHADY TREE LN  
WINCHESTER CA. 92596

APN: 462040056 ASMT: 462040056  
CYNTHIA ALVAREZ  
C/O JAVIER ALVAREZ  
28525 SHADY TREE LN  
WINCHESTER CA. 92596

APN: 462040057 ASMT: 462040057  
KENNETH W MALTBY  
ELIZABETH S MALTBY  
28530 BUTLER RD  
WINCHESTER CA. 92596

APN: 462040058 ASMT: 462040058  
DONALD D HANSBERGER  
MARJORIE A HANSBERGER  
28555 SHADY TREE LN  
WINCHESTER CA. 92596

APN: 462040059 ASMT: 462040059  
ROBERT E BRAY  
JOAN F BRAY  
39660 GLENWOOD CT  
MURRIETA CA 92563

APN: 462190001 ASMT: 462190001  
WATERMARKE LAND CO  
C/O GREG R NEVILLE  
410 N MAIN ST  
CORONA CA 92880

APN: 462201006 ASMT: 462201006  
VALLEY WIDE RECREATION & PARK DIST  
P O BOX 907  
SAN JACINTO CA 92581

ATTN: Samuel W. Goepp, General  
Valley-Wide Recreation & Park District  
9600 E. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

ATTN: Nate Picket  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 728  
San Bernardino, CA 92401-1400

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

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

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

Engineering Department,  
Southern California Gas Company  
1981 Lugonia Ave.  
Redlands, CA 92373

Cultural Resources Committee,  
Pechanga Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

Lanphere & Associates  
36317 Bay Hill Dr.  
Beaumont CA 92223

Lanphere & Associates  
36317 Bay Hill Dr.  
Beaumont CA 92223

Lanphere & Associates  
36317 Bay Hill Dr.  
Beaumont CA 92223

Lanphere & Associates  
36317 Bay Hill Dr.  
Beaumont CA 92223

Bonadiman & Associates  
234 N Arrowhead Ave  
San Bernardino, CA 92408

Bonadiman & Associates  
234 N Arrowhead Ave  
San Bernardino, CA 92408

Bonadiman & Associates  
234 N Arrowhead Ave  
San Bernardino, CA 92408

Menifee Real Estate Dev  
7146 El Padro  
Riverside, CA 92506

Menifee Real Estate Dev  
7146 El Padro  
Riverside, CA 92506

Menifee Real Estate Dev  
7146 El Padro  
Riverside, CA 92506



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

April 6, 2010

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
VIA FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: ZC 7344 and TTM 34842

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, April 9, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Mcgil*

Cecilia Gil, Board Assistant to  
KECIA HARPER-IHEM, CLERK OF THE BOARD



**Gil, Cecilia**

---

**From:** PE Legals [legals@pe.com]  
**Sent:** Tuesday, April 06, 2010 9:07 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: ZC 7344 TTM 34842

Received for publication on April 9

**Thank You! ~Maria G. Tinajero • The Press Enterprise Legal Adv. • 1.800.880.0345 (Phone) • 951.368.9018 (fax) • Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.**

---

**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Tuesday, April 06, 2010 8:42 AM  
**To:** PE Legals  
**Subject:** FOR PUBLICATION: ZC 7344 TTM 34842

Attached is a Notice of Public Hearing, for publication on Friday, April 9, 2010. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.  
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

April 6, 2010

THE CALIFORNIAN  
ATTN: LEGALS  
28765 SINGLE OAK DR., STE. 100  
TEMECULA, CA 92590

E-MAIL: [tswenson@nctimes.com](mailto:tswenson@nctimes.com)  
VIA FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: ZC 7344 and TTM 34842

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, April 9, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Mcgil*

Cecilia Gil, Board Assistant to  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** Tammi Swenson [TSwenson@nctimes.com]  
**Sent:** Tuesday, April 06, 2010 9:02 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: ZC 7344 TTM 34842

Received :)

Tammi Swenson  
Legal Advertising Representative  
North County Times & The Californian  
San Diego County: (760)745-6611 ext 2604  
Riverside County: (951)676-4315 ext 2604  
[tswenson@nctimes.com](mailto:tswenson@nctimes.com)

---

**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Tuesday, April 06, 2010 8:43 AM  
**To:** Tammi Swenson  
**Subject:** FOR PUBLICATION: ZC 7344 TTM 34842

Attached is a Notice of Public Hearing, for publication on Friday, April 9, 2010. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.  
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE TRACT MAP IN THE WINCHESTER ZONING AREA – HARVEST VALLEY / WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 20, 2010 at 1:30 P.M.** to consider the application submitted by Lanphere and Associates – Joseph E. Bonadiman & Associates, Inc. on **Change of Zone No. 7344**, which proposes to change the zone from Light Agriculture – 10 acre minimum (A-1-10) to One-Family Dwelling (R-1), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 34842, Schedule A**, which proposes to subdivide 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and 2 open space lots for a water quality basin and a regional trail (“the project”). A wireless communication facility exists on site located at the northeasterly corner of Leon Road and Simpson Road. The project is located northerly of Simpson Road and easterly of Leon Road in the Winchester Zoning Area – Harvest Valley / Winchester Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 40875**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: April 6, 2010

Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant



## Gil, Cecilia

---

**From:** Marshall, Tammie [tmarshal@asrclkrec.com]  
**Sent:** Tuesday, April 06, 2010 10:24 AM  
**To:** Gil, Cecilia; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: ZC 7344 TTM 34842

Cecilia,

This project has also been received and posted.

Thank you

Tammie

---

**From:** Gil, Cecilia  
**Sent:** Tuesday, April 06, 2010 8:41 AM  
**To:** Meyer, Mary Ann  
**Cc:** Marshall, Tammie  
**Subject:** FOR POSTING: ZC 7344 TTM 34842

Another one for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

---

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.  
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

## **CERTIFICATE OF MAILING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the  
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on April 6, 2010, I mailed a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

ZC 7344 and TPM 34842

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** April 20, 2010 @ 1:30 PM

SIGNATURE: Mcgil  
Cecilia Gil

DATE: April 6, 2010

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 3/16/2010,

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

APN (s) or case numbers TR34842 For

Company or Individual's Name Planning Department,

Distance buffered 600' 1200'.

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

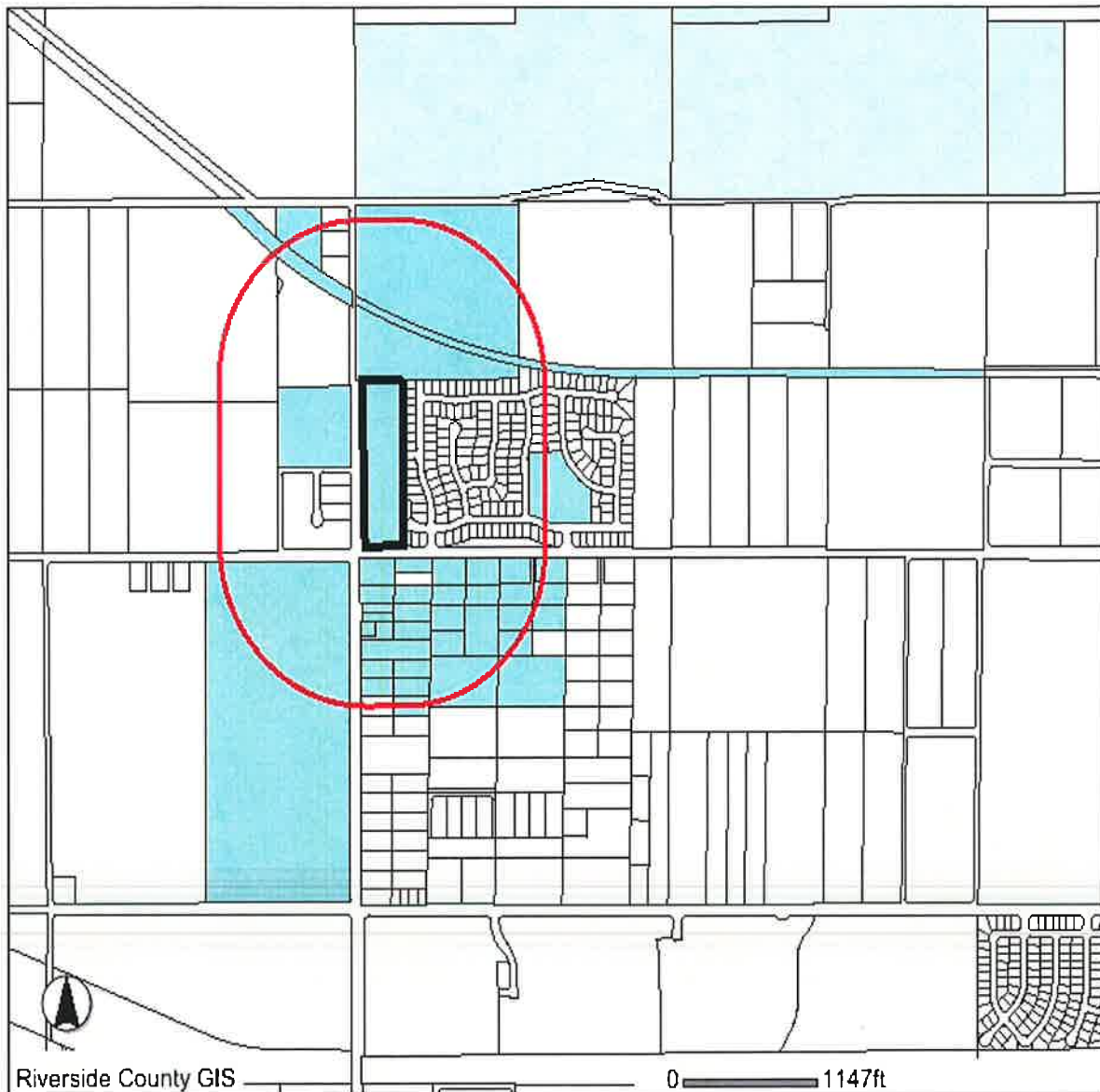
Riverside, Ca. 92502

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

*V. Calles*  
*Exp: 9.16.2010*



1200 feet buffer



**Selected parcel(s):**

461-140-025	461-140-027	461-140-033	461-150-006	462-020-006	462-020-026	462-020-039
462-020-051	462-030-003	462-030-021	462-030-022	462-030-024	462-030-025	462-030-026
462-030-027	462-030-028	462-030-030	462-030-031	462-030-033	462-030-042	462-030-048
462-030-049	462-030-053	462-030-054	462-030-057	462-030-058	462-030-060	462-030-063
462-030-064	462-030-073	462-030-074	462-030-077	462-040-015	462-040-046	462-040-047
462-040-048	462-040-056	462-040-057	462-040-058	462-040-059	462-190-001	462-201-006

**\*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...03/17/2010

APN: 462030027 ASMT: 462030027  
GILBERTO R CORVERA  
MARIA O PEREZ  
28620 LEON RD  
WINCHESTER CA. 92596

APN: 462030028 ASMT: 462030028  
EULALIO AGUAYO  
MARIA ELOISA AGUAYO  
1308 CLARENCE DR  
HEMET CA 92545

APN: 462030030 ASMT: 462030030  
MARGIE A NEWMAN  
KENNETH E HARDING  
28561 MEMORY LN  
WINCHESTER CA 92596

APN: 462030031 ASMT: 462030031  
DR INV  
31764 CASINO DR STE 105A  
LAKE ELSINORE CA 92530

APN: 462030033 ASMT: 462030033  
KOON HAN SUH  
CHONG CHA SUH  
28362 N STAR LN  
MENIFEE CA 92584

APN: 462030042 ASMT: 462030042  
JESUS L GUERRERO  
MARIA E GUERRERO  
24599 CALLE SAN VICENTE  
MURRIETA CA 92562

APN: 462030048 ASMT: 462030048  
RUTH J DENHAM  
K ARMSTRONG  
KELLY ARMSTRONG  
C/O KELLY MILLER  
28580 LEON RD  
WINCHESTER CA. 92596

APN: 462030049 ASMT: 462030049  
DEVIN ARTHUR ARMSTRONG  
28590 LEON RD  
WINCHESTER CA. 92596

APN: 462030053 ASMT: 462030053  
BARBARA JOAN AMUNDSON  
28840 LEON RD  
WINCHESTER CA 92596

APN: 462030054 ASMT: 462030054  
JOE M SERRANO  
KAY L SERRANO  
622 WOODLAND PKY  
SAN MARCOS CA 92069

APN: 462030057 ASMT: 462030057  
RANDY L WISE  
ELIZABETH WISE  
P O BOX 727  
WINCHESTER CA 92596

APN: 462030058 ASMT: 462030058  
LAWRENCE F TILLOTSON  
HELEN TILLOTSON  
C/O DARLENE REYNOLDS  
28630 LEON RD  
WINCHESTER CA 92596

APN: 462030060 ASMT: 462030060  
MITCHELL R COLLINS  
TAMARA M COLLINS  
31093 SIMPSON RD  
WINCHESTER CA. 92596

APN: 462030063 ASMT: 462030063  
JOHN CLINT NICEWONGER  
43161 CORTE TOLOSA  
TEMECULA CA 92592

207344 TTM 34842 (54)



APN: 461140025 ASMT: 461140025  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

APN: 461140027 ASMT: 461140027  
AT & SF RR  
ATTN ROADMASTER  
740 E CARNEGIE DR  
SAN BERNARDINO CA 92408

APN: 461140033 ASMT: 461140033  
SSR INV CO  
C/O VIOLETTE MIRAN  
1930 ALPA AVE  
S PASADENA CA 91030

APN: 461150006 ASMT: 461150006  
RANCHOS PROP LTD & RANCON REAL ESTATE  
CORP  
C/O NANCY MURAKAMI  
3660 WILSHIRE BLV NO 108  
LOS ANGELES CA 90010

APN: 462020006 ASMT: 462020006  
DONNA WALLACE  
7426 HATILLO AVE  
WINNETKA CA 91306

APN: 462020026 ASMT: 462020026  
RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION  
PO BOX 12008  
RIVERSIDE CA 92502

APN: 462020039 ASMT: 462020039  
MENIFEE VALLEY INV PROP  
C/O GRAND 62 PROP  
27071 CABOT RD STE 106  
LAGUNA HILLS CA 92653

APN: 462020051 ASMT: 462020051  
ISAAC BOLANOS  
MARIA A BOLANOS  
16514 MURPHY RD  
LA MIRADA CA 90638

APN: 462030003 ASMT: 462030003  
ADONIS V FRANCISCO  
REBECCA R FRANCISCO  
EZEKIEL O RAMOS  
SONIA M RAMOS  
C/O EZEKIEL O RAMOS  
510 THOMSEN ST  
LATHROP CA 95330

APN: 462030021 ASMT: 462030021  
CARY COOK  
JOY COOK  
33834 ZEIDERS RD  
MENIFEE CA 92584

APN: 462030022 ASMT: 462030022  
CHARLES CHRISTOPHER BROWN  
28680 LEON RD  
WINCHESTER CA. 92596

APN: 462030024 ASMT: 462030024  
JAMES D DAHLENE  
LAROLIE B DAHLENE  
31379 VAN RUISDAEL LN  
WINCHESTER CA 92596

APN: 462030025 ASMT: 462030025  
MONROE CHAVIS  
P O BOX 406  
WINCHESTER CA 92596

APN: 462030026 ASMT: 462030026  
SHERMAN L REYNOLDS  
DARLENE B REYNOLDS  
P O BOX 1018  
WINCHESTER CA 92596



APN: 462030064 ASMT: 462030064  
JUDITH A SASAK  
TIMOTHY L SASAK  
28660 LEON RD  
WINCHESTER CA. 92596

APN: 462030073 ASMT: 462030073  
RAFAEL GOMEZ  
MARIA L GOMEZ  
43250 LOS CORRALITOS  
TEMECULA CA 92592

APN: 462030074 ASMT: 462030074  
ERASMO LOPEZ  
MARIA R OLIVEROS  
28595 BUTLER RD  
WINCHESTER CA. 92596

APN: 462030077 ASMT: 462030077  
JAMES ROMINES  
ANDREA ROMINES  
28720 LEON RD  
WINCHESTER CA 92596

APN: 462040015 ASMT: 462040015  
HARLAN D RAMSEY  
MARLEA M RAMSEY  
P O BOX 6333  
TORRANCE CA 90504

APN: 462040046 ASMT: 462040046  
JESSE VICTOR HERNANDEZ  
28600 BUTLER RD  
WINCHESTER CA. 92596

APN: 462040047 ASMT: 462040047  
BOBBY T ROPER  
LENOAH Y ROPER  
P O BOX 1026  
WINCHESTER CA 92596

APN: 462040048 ASMT: 462040048  
LEONEL LOPEZ  
28585 SHADY TREE LN  
WINCHESTER CA. 92596

APN: 462040056 ASMT: 462040056  
CYNTHIA ALVAREZ  
C/O JAVIER ALVAREZ  
28525 SHADY TREE LN  
WINCHESTER CA. 92596

APN: 462040057 ASMT: 462040057  
KENNETH W MALTBY  
ELIZABETH S MALTBY  
28530 BUTLER RD  
WINCHESTER CA. 92596

APN: 462040058 ASMT: 462040058  
DONALD D HANSBERGER  
MARJORIE A HANSBERGER  
28555 SHADY TREE LN  
WINCHESTER CA. 92596

APN: 462040059 ASMT: 462040059  
ROBERT E BRAY  
JOAN F BRAY  
39660 GLENWOOD CT  
MURRIETA CA 92563

APN: 462190001 ASMT: 462190001  
WATERMARKE LAND CO  
C/O GREG R NEVILLE  
410 N MAIN ST  
CORONA CA 92880

APN: 462201006 ASMT: 462201006  
VALLEY WIDE RECREATION & PARK DIST  
P O BOX 907  
SAN JACINTO CA 92581

ATTN: Samuel W. Goepp, General  
Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

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

Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

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

Engineering Department,  
Southern California Gas Company  
1981 Lugonia Ave.  
Redlands, CA 92373

ATTN: Nate Picket  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 728  
San Bernardino, CA 92401-1400

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Cultural Resources Committee,  
Pechanga Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

Lanphere & Associates  
36317 Bay Hill Dr.  
Beaumont CA 92223

Lanphere & Associates  
36317 Bay Hill Dr.  
Beaumont CA 92223

Lanphere & Associates  
36317 Bay Hill Dr.  
Beaumont CA 92223

Lanphere & Associates  
36317 Bay Hill Dr.  
Beaumont CA 92223

Bonadiman & Associates  
234 N Arrowhead Ave  
San Bernardino, CA 92408

Bonadiman & Associates  
234 N Arrowhead Ave  
San Bernardino, CA 92408

Bonadiman & Associates  
234 N Arrowhead Ave  
San Bernardino, CA 92408

Menifee Real Estate Dev  
7146 El Padro  
Riverside, CA 92506

Menifee Real Estate Dev  
7146 El Padro  
Riverside, CA 92506

Menifee Real Estate Dev  
7146 El Padro  
Riverside, CA 92506

③ REMITTANCE ADDRESS  
 POST OFFICE BOX 12009  
 RIVERSIDE, CA 92502-2209  
 FAX (951) 368-9026

① BILLING PERIOD 04/09/10 - 04/09/10  
 ② BILLING DATE 04/09/10  
 ④ TOTAL AMOUNT DUE 235.30  
 ② ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS  
 FOR BILLING INFORMATION CALL (951) 368-9713  
 ① UNAPPLIED AMOUNT ①  
 ④ PAGE NO 1  
 TERMS OF PAYMENT Due Upon Receipt

⑥ BILLED ACCOUNT NAME AND ADDRESS  
 BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE  
 P.O. BOX 1147  
 RIVERSIDE CA 92502

⑥ BILLED ACCOUNT NUMBER 045202 | REP NO LE04

Statement #: 56534227 Amount Paid \$ \_\_\_\_\_ Your Check # \_\_\_\_\_

**PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE**


④ DATE	① REFERENCE	② ③ ④ DESCRIPTION-OTHER COMMENTS/CHARGES	⑤ SAU SIZE ⑥ BILLED UNITS	⑦ RATE	⑧ GROSS AMOUNT	⑨ NET AMOUNT
04/09	4175154 CO	ZC7344 TTM 34842 Class : 10 Ctext Ad# 10225576 Placed By : Cecilia Gil	181 L	1.30		235.30

RECEIVED RIVERSIDE COUNTY  
 2010 APR 15 PM 2:13

*Planning  
 16.4 of 04/20/10  
 540 = 1 hr  
 ZC7344*

COMING SOON! Electronic Tearsheet Delivery Service  
 It's easy! Search, view, save, email notification & more

① CURRENT NET AMOUNT DUE	② 30 DAYS	③ 60 DAYS	④ OVER 90 DAYS	⑤ UNAPPLIED AMOUNT	⑥ PLEASE PAY THIS AMOUNT
					235.30

THE PRESS-ENTERPRISE  P.O. BOX 12009  
 RIVERSIDE, CA 92502-2209  
 TELEPHONE (951) 368-9711  
 (951) 368-9720 □ (951) 368-9713

**ADVERTISING STATEMENT/INVOICE**

 \* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

① STATEMENT NUMBER	② BILLING PERIOD	③ BILLED ACCOUNT NUMBER	④ ADVERTISER/CLIENT NUMBER	⑤ ADVERTISER/CLIENT NAME
56534227	04/09/10 - 04/09/10	045202		BOARD OF SUPERVISORS

# THE PRESS-ENTERPRISE

3450 Fourteenth Street  
Riverside CA 92501-3878  
951-684-1200  
951-368-9018 FAX

**PROOF OF PUBLICATION  
(2010, 2015.5 C.C.P.)**

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: ZC7344 TTM 34842

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04-09-10

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Apr. 9, 2010  
At: Riverside, California

BOARD OF SUPERVISORS

P.O. BOX 1147  
COUNTY OF RIVERSIDE  
RIVERSIDE CA 92502

Ad #: 10225576

PO #:

Agency #: \_\_\_\_\_

Ad Copy:

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE TRACT MAP IN THE WINCHESTER ZONING AREA - HARVEST VALLEY / WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, April 20, 2010 at 1:30 P.M. to consider the application submitted by Lanphere and Associates - Joseph E. Bonadiman & Associates, Inc. on Change of Zone No. 7344, which proposes to change the zone from Light Agriculture - 10 acre minimum (A-1-10) to One-Family Dwelling (R-1), or such other zones as the Board may find appropriate; and, Tentative Tract Map No. 34842, Schedule A, which proposes to subdivide 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and 2 open space lots for a water quality basin and a regional trail ("the project"). A wireless communication facility exists on site located at the northeasterly corner of Leon Road and Simpson Road. The project is located northerly of Simpson Road and easterly of Leon Road in the Winchester Zoning Area - Harvest Valley / Winchester Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 40875.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL [rbrady@rctima.org](mailto:rbrady@rctima.org).

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.



If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed. Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147  
Dated: April 6, 2010  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant 4/9

# NORTH COUNTY TIMES

207 E. Pennsylvania Ave, Escondido, CA 92025  
**LEGAL INVOICE**

AD NUMBER	BILLING DATE	NET DUE
254566	04/09/10	252.80
START DATE	STOP DATE	SALESPERSON
04/09/10	04/09/10	06
BILL TO		PURCHASE ORDER
RIVERSIDE CO. BOARD OF SUPER		CZ 7344

PUBLICATION	CLASSIFICATION	AD DESCRIPTION	RATE	LINES	TIMES	NET AMOUNT
9 THE CALIFORNIAN 23 INTERNET TOTAL AD CHARGE	16000	NOTICE OF PUBLIC HEARING BE	L3 L3	120	1 1	252.80
						252.80

GROSS AMOUNT      253.30\*      \* AFTER 04/19/10

**MESSAGE:**

THANK YOU FOR ADVERTISING WITH THE NORTH COUNTY TIMES.  
 INQUIRIES ON YOUR BILLING? CALL OUR BUSINESS OFFICE AT 760-739-6660.  
 58% OF NORTH COUNTY TIMES READERS LOOK AT THE DAILY CLASSIFIEDS.

When you pay by check you authorize North County Times to process the collection of your check payment electronically. The amount of your check may be withdrawn the same day we receive it and you will not receive your check back from your financial institution. Contact our Customer Service Representative at 760-739-6660 if you do not want your check processed electronically.

RECEIVED RIVERSIDE COUNTY BOARD OF SUPERVISORS  
 760-491-1100  
 2010 APR 15 PM 2:19

Planning  
 16.4 of 04/20/10  
 ZC 7344  
 ⊕

PLEASE DETACH AND RETURN THIS STUB WITH YOUR REMITTANCE

SIGNATURE: \_\_\_\_\_

EXPIRATION DATE: \_\_\_/\_\_\_/\_\_\_

VISA    MASTERCARD    DISCOVER    AMERICAN EXPRESS



AD NUMBER	CUSTOMER PHONE #	BILLING DATE
2254566	951-955-8464	04/09/10

LEGAL INVOICE

TOTAL AMOUNT DUE
252.80
ENTER AMOUNT ENCLOSED
\$

REMIT TO:

ADDRESS SERVICE REQUESTED  
  
 RIVERSIDE CO. BOARD OF SUPERVISORS  
 ATTN: CECILIA GIL  
 P.O. BOX 1147  
 RIVERSIDE, CA      92502-1147

**NORTH COUNTY TIMES**  
 P.O. BOX 54358  
 LOS ANGELES, CA 90054-0358



202000002254566000000000000000002533000000252806

# PROOF OF PUBLICATION

(2015.5 C.C.P.)

## STATE OF CALIFORNIA County of Riverside

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to, or interested in the above entitled matter. I am an authorized representative of

### THE CALIFORNIAN

An Edition of the North County Times

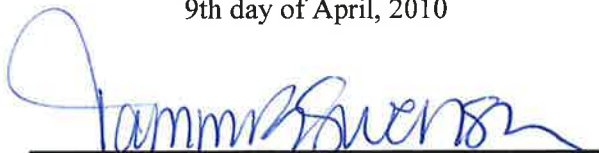
a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

**April 9 2010**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, CALIFORNIA, this

9th day of April, 2010



Signature

Tammi E. Swenson  
Legal Advertising Representative

Title

## NOTICE OF PUBLIC HEARING Riverside County Board of Supervisors

**NOTICE OF PUBLIC HEARING**  
**BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE TRACT MAP IN THE WINCHESTER ZONING AREA - HARVEST VALLEY / WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 20, 2010 at 1:30 P.M.** to consider the application submitted by Lanphere and Associates - Joseph E. Bonadiman & Associates, Inc. on **Change of Zone No. 7344**, which proposes to change the zone from Light Agriculture - 10 acre minimum (A-1-b) to One-Family Dwelling (R-1), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 34842, Schedule A**, which proposes to subdivide 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and 2 open space lots for a water quality basin and a regional trail ("the project"). A wireless communication facility exists on site located at the northeasterly corner of Leon Road and Simpson Road. The project is located northerly of Simpson Road and easterly of Leon Road in the Winchester Zoning Area - Harvest Valley / Winchester Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 40875**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

**FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL [rbrady@rcplma.org](mailto:rbrady@rcplma.org).**

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

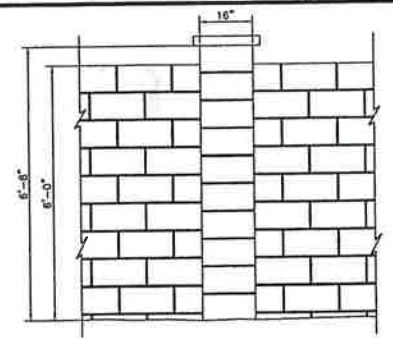
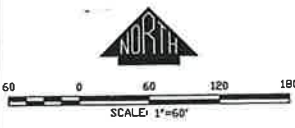
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: April 6, 2010  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

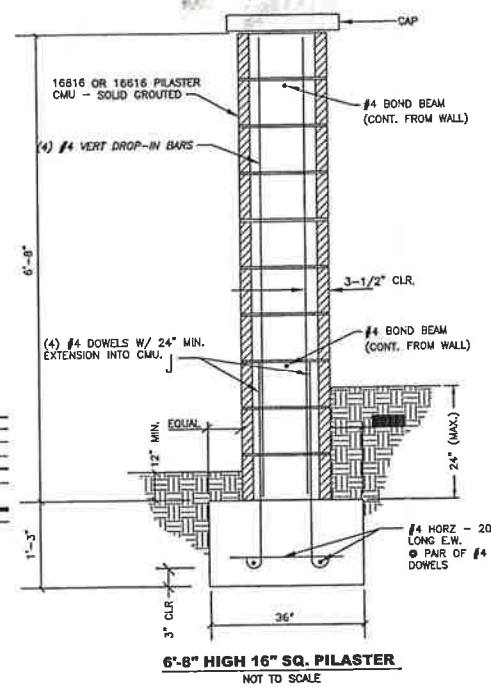
PUB: April 9, 2010

Large map filed with item

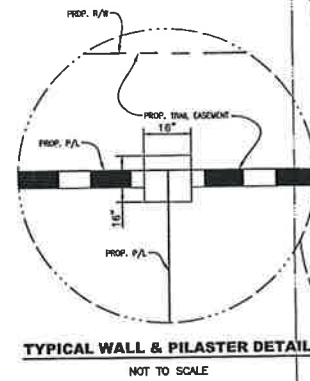
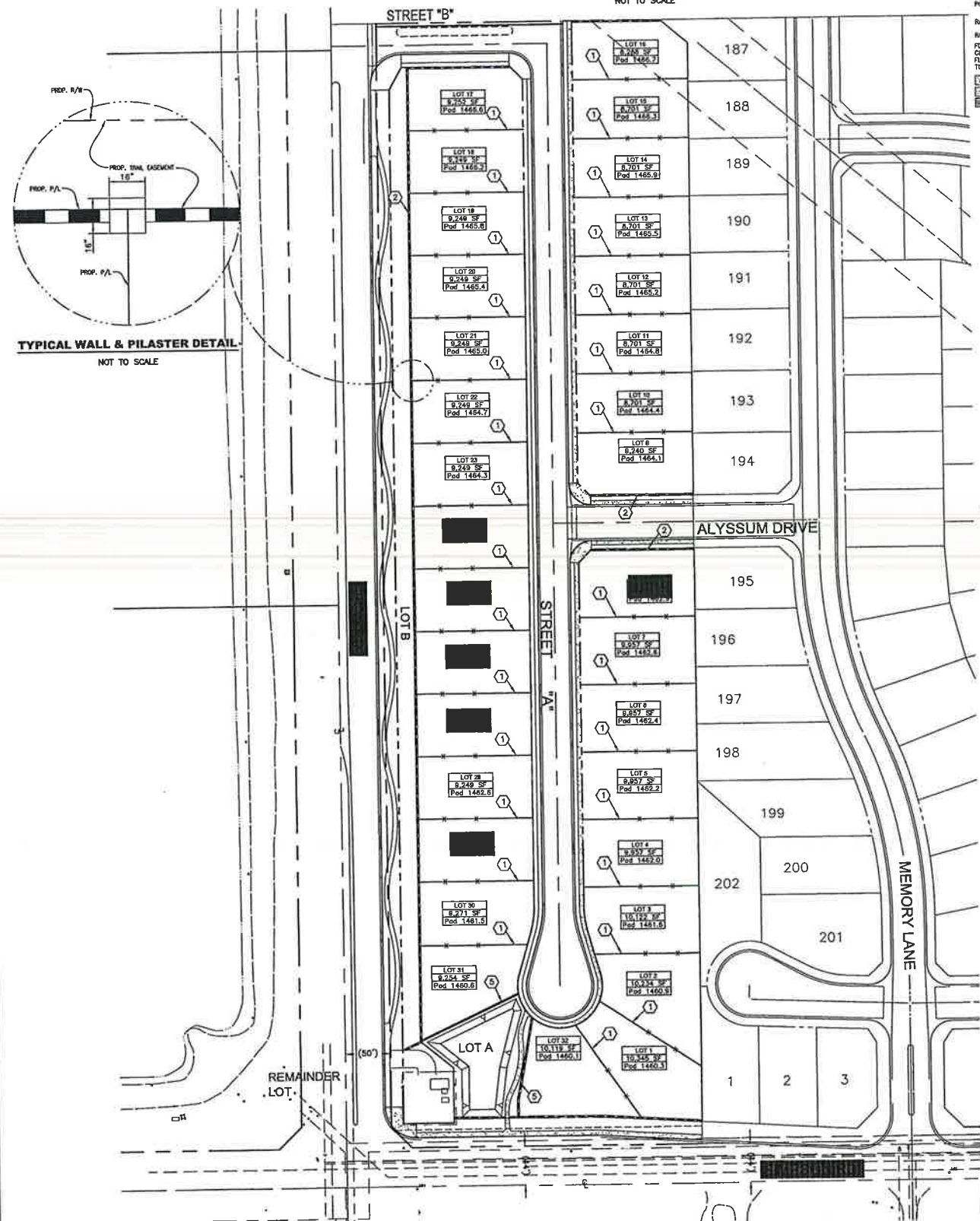
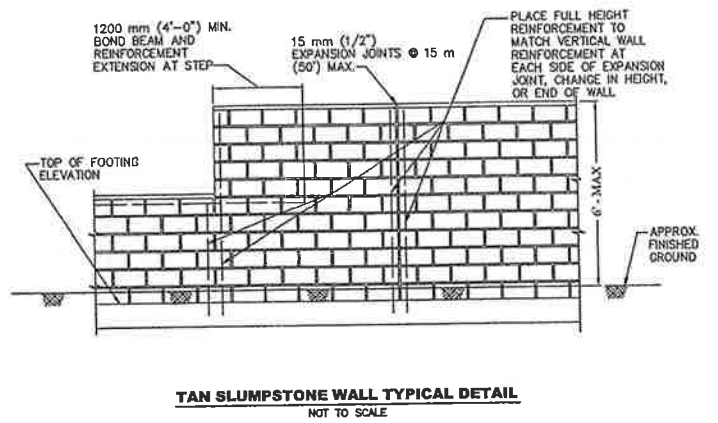
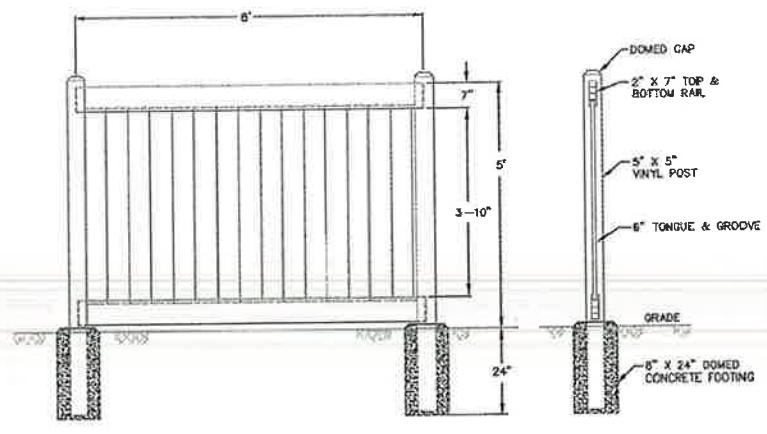


**LEGEND**

EDGE OF CONC.	TANK	VAULT
EDGE OF ASPH.	DROP INLET	VALVE
EDGE OF DIRT	CATCH BASIN	WATER LINE
AMBING	FIRE HYDRANT	MANHOLE
BUILDING	STANDPIPE	SIGN
SIDWALK	POWER POLE	OUT WIRE
CURB AND GUTTER	RETAINING WALL	GUARD RAIL
FENCE	PIPE LINE	PARKING STRIPES
ROAD STRIPES	RAILROAD	RAIL SIGNAL
FD FINISH GRADE	CL CENTER LINE	FL FLOWLINE EXISTING TO TOP OF CURB
CONCRETE SURFACE	PROPOSED CONCRETE SURFACE	FILL MATERIAL
TANK	VAULT	VALVE
DROP INLET	CATCH BASIN	WATER LINE
FIRE HYDRANT	MANHOLE	STANDPIPE
SIGN	POWER POLE	OUT WIRE
RETAINING WALL	GUARD RAIL	PIPE LINE
PARKING STRIPES	RAILROAD	RAIL SIGNAL
FD FINISH GRADE	CL CENTER LINE	FL FLOWLINE EXISTING TO TOP OF CURB
CONCRETE SURFACE	PROPOSED CONCRETE SURFACE	FILL MATERIAL
SINGLE TREE	PALM	INDEX CONTOUR
INTER CONTOUR	RIGHT OF WAY	PROPERTY LINE
CENTERLINE	UNDERGROUND UTILITY	PROPOSED BLOCK
FLOWLINE	INDICATES DIRECTION OF FLOW	PROPOSED WALL
PROPOSED VINYL FENCE		



\*NOTE: ALL WALLS ALONG SIMPSON RD, ALYSSUM DR, SHALL MATCH THE DESIGN OF ALL WALLS WITHIN T30985.



**CONSTRUCTION NOTES**

No.	DESCRIPTION
1	CONSTRUCT 5' HIGH TAN VINYL FENCING ON PROPERTY LINE (SEE SHEET 2).
2	CONSTRUCT 6' HIGH TAN SLUMPSTONE WALL (SEE SHEET 2).
3	CONSTRUCT 4' HIGH TAN SLUMPSTONE WALL (SEE SHEET 2).



JOSEPH S.C. BONADIMAN, RCE 30238 DATE

**PROJECT INFORMATION**

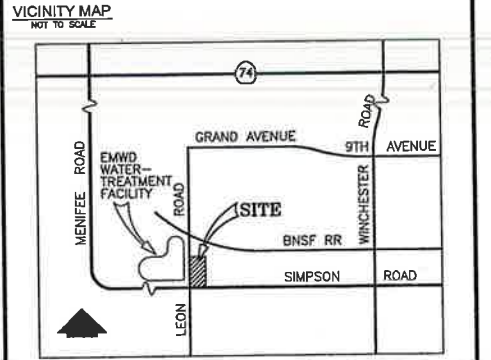
ASSESSOR'S PARCEL NO:	462-020-045
GROSS ACREAGE:	446,054 SF/10.24 AC.
APPROX TOTAL NET:	445,958 SF/10.24 AC.
EXISTING ZONING:	A-1-10
PROPOSED ZONING:	R-1
SURROUNDING ZONING:	R-1 (EAST), MM (NORTH), RR (SOUTH/WEST)
IMPROVEMENT SCHEDULE:	A
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
COMMUNITY PLAN:	SOUTHWEST AREA
BUILDING CONSTRUCTION:	U.B.C. TYPE V
PROPOSED WASTE DISPOSAL:	X
FEMA DESIGNATION:	FLOOD ZONE C
THOMAS BRO'S MAP:	PAGE 839(B-6) 2008
FLOOD CONTROL DIST:	RIVERSIDE COUNTY FLOOD CONTROL DIST
SCHOOL DISTRICT:	HEMET SCHOOL DIST.
WATER PURVEYOR:	EASTERN MUNICIPAL WATER DIST
SEWER PURVEYOR:	EASTERN MUNICIPAL WATER DIST
GAS PURVEYOR:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY PURVEYOR:	SOUTHERN CALIFORNIA EDISON
TELEPHONE PURVEYOR:	VERIZON
CABLE TV PURVEYOR:	VERIZON
TOTAL PARCELS:	32 LOTS, 2 LETTERED LOTS, 1 REMAINDER LOT

**LEGAL DESCRIPTION**  
 PARCEL 2 OF PARCEL MAP NO. 6517 ON FILE IN BOOK 22, PAGE 6 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. A DIVISION OF LOT 5 PER RECORDS OF SURVEY IN BOOK 1, PAGE 11, LYING WITHIN THE SOUTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

**LAND OWNERS:**  
 MENEFEE REAL ESTATE DEVELOPMENT, LLC  
 7148 EL PADRO STREET  
 RIVERSIDE, CA 92504-2716  
 (949) 231-9880

**PREPARED BY:**  
 JOSEPH E. BONADIMAN & ASSOCIATES, INC  
 234 N. ARROWHEAD AVE.  
 SAN BERNARDINO, CA 92408  
 (909) 685-3806

**APPLICANT:**  
 LANPHERE & ASSOCIATES  
 7160 AMBERWOOD LANE  
 HIGHLAND, CA 92346  
 (909) 228-0125



**JOSEPH E. BONADIMAN & ASSOCIATES INC.**  
 consulting engineers land surveyors  
 234 N. ARROWHEAD AVE., SAN BERNARDINO, CA 92408-1013  
 (909) 685-3806 FAX (909) 685-3807

**EXHIBIT: W**  
**CASE #: TR34842 AMD . #2**  
**DATED: 8/6/07**  
**PLANNER: R. BRADY**

**TENTATIVE MAP 34842**  
**WALL AND FENCE PLAN**  
 APN: 462-020-045

**REVISIONS**

NO	DESCRIPTION	BY	APPROVED	DATE







PREPARED FOR: LANPHERE & ASSOCIATES  
 DRAWN BY: JTS SCALE: 1" = 60'  
 CHECKED BY: EJB JOB NO: 053012 SHEET: 2 OF 2 C2  
 DISREGARD PRINTS BEARING EARLIER REVISION DATES 11-20-07

# TENTATIVE MAP 34842









## CONCEPTUAL LANDSCAPE PLAN

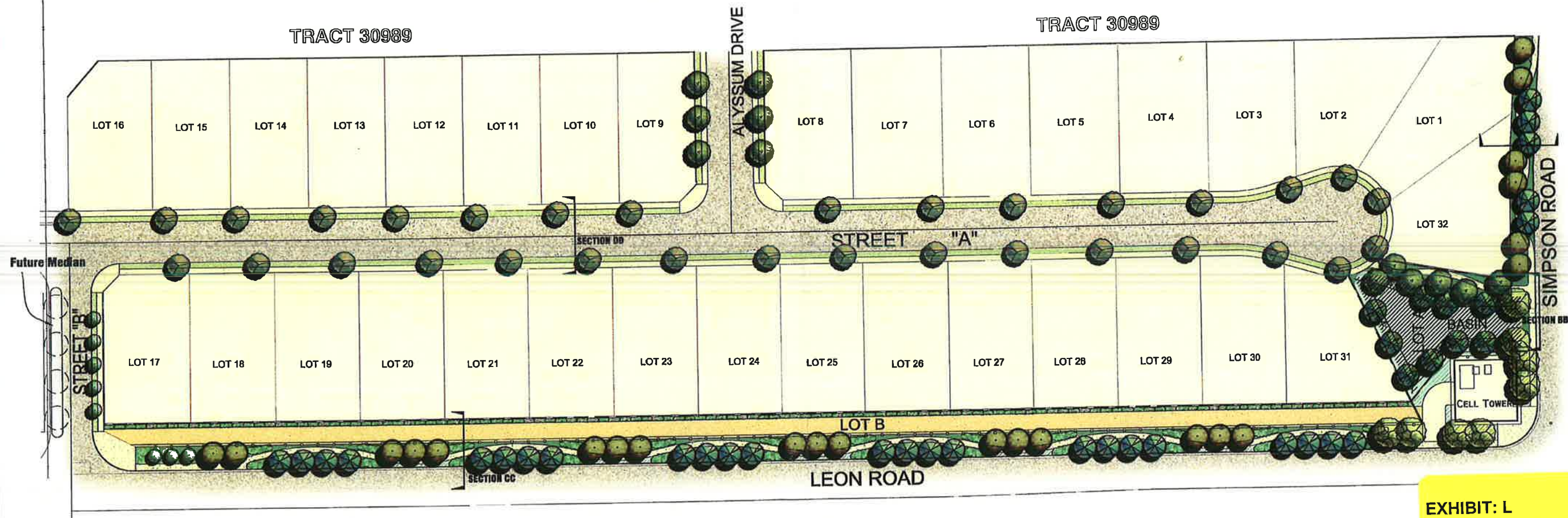
LEON ROAD NORTH OF SIMPSON ROAD  
COUNTY OF RIVERSIDE, CALIFORNIA

### Planting Legend

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
	26	36" Box	Quercus virginiana	Virginia Oak
	49	36" Box	Platanus acerifolia	London Plane Tree
	38	24" Box	Pistacia chinensis	Chinese Pistache
	12	24" Box	Magnolia grandiflora	Magnolia
	8	36" Box	Koelreuteria paniculata	Goldenrain Tree
	8	36" Box	Lagerstroemia Indica	Crape Myrtle

### Planting Legend

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
	---	5 Gal.	Rhaphiolepis Indica 'Clara'	Indian Hawthorne
	---	5 Gal.	Cotoneaster buxifolius	NCN
	---	5 Gal.	Diesis bicolor	Cream Fortnight Lily
	---	1 Gal.	Hermercallis hybrids	Daylilies
	---	5 Gal.	Pholinia fraseri	Photinia
	---	1 Gal.	Macfadyena unguis-cati	Cat's Claw
	12"	Flats	Loniceria japonica 'Halls'	Halls' Honeysuckle
	o.c.	Hydroseed	Tall fescue lawn 'Eden'	



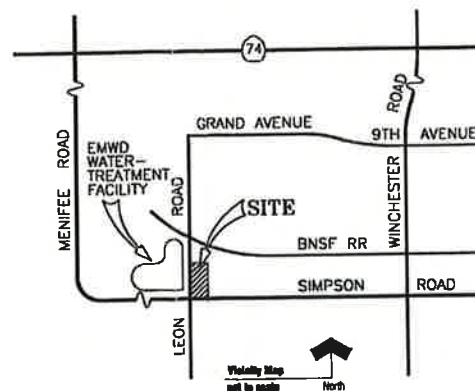
**Owner/Applicant:**  
MENFEE REAL ESTATE DEVELOPMENT, LLC  
7146 El Prado Street  
Riverside, CA 92504-2716  
(949) 231-9888

**Legal Description**  
PARCEL 2 OF PARCEL MAP NO. 6517 ON FILE IN BOOK 22, PAGE 6 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. A DIVISION OF LOT 5 PER RECORDS OF SURVEY IN BOOK 1, PAGE 11, LYING WITHIN THE SOUTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

**NOTE: ALL EXTERIOR RIGHT OF WAY AND OPEN SPACE LANDSCAPE TO BE INSTALLED IN ONE PHASE.**

**LANDSCAPE MAINTENANCE DISTRICT AT LEON ROAD, SIMPSON ROAD, STREET "B", AND BASIN & PEDESTRIAN WALK-THROUGH**

North  
Landscape Plan  
Scale: 1"=40'



**EXHIBIT: L**  
**CASE #: TR34842 AMD . #2**  
**DATED: 8/6/07**  
**PLANNER: R. BRADY**



JOB: 07-05 LKD GRP MGB

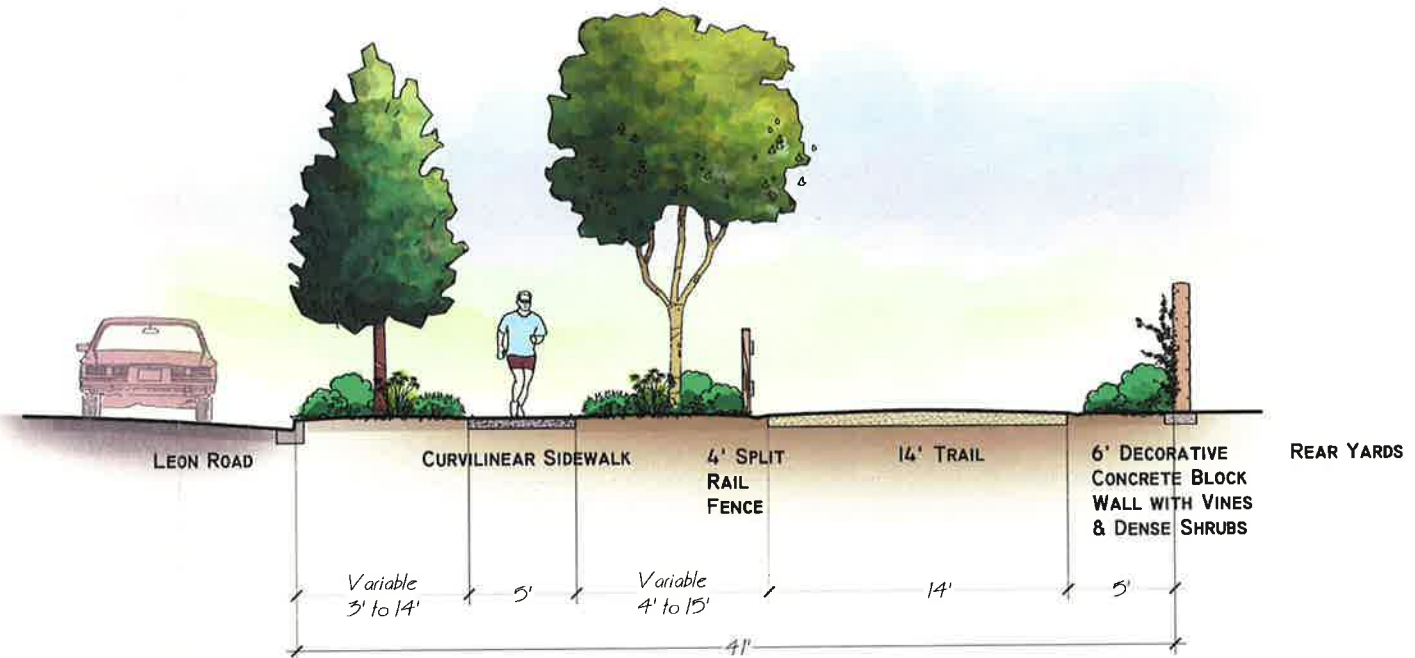
**RICHARD POPE AND ASSOCIATES**  
Landscape Architecture  
Urban Design & Planning  
181 N. 'E' Street, San Bernardino, CA 92401  
phone: (909) 888-5568  
fax: (909) 384-9854  
e-mail: rpa.la@verizon.net  
Richard Pope, Landscape Architect CA# 2664

# TENTATIVE MAP 34842

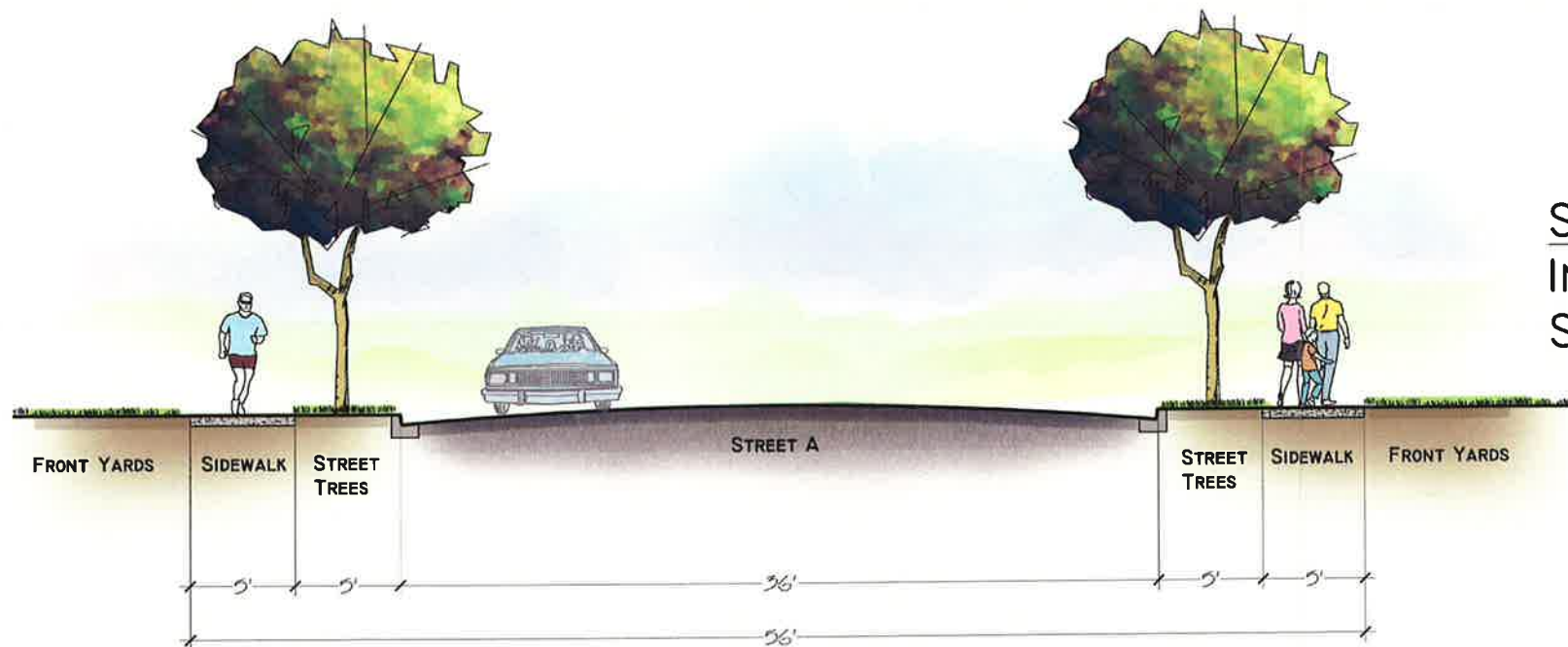
## LANDSCAPE SECTIONS

LEON ROAD NORTH OF SIMPSON ROAD  
 COUNTY OF RIVERSIDE, CALIFORNIA

### SECTION CC LANDSCAPE MAINTENANCE DISTRICT- LEON ROAD



### SECTION DD INTERIOR STREET



Section Views  
 Scale: 1"=4'

**Owner/Applicant:**  
 MENIFEE REAL ESTATE DEVELOPMENT, LLC  
 7146 El Prado Street  
 Riverside, CA 92504-2716  
 (949) 231-9880

Legal Description:  
 PARCEL 2 OF PARCEL MAP NO. 6517 ON FILE IN BOOK 22, PAGE 6 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. A DIVISION OF LOT 5 PER RECORDS OF SURVEY IN BOOK 1, PAGE 11, LYING WITHIN THE SOUTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.



JOB: 07-05 LKD GRP MGB



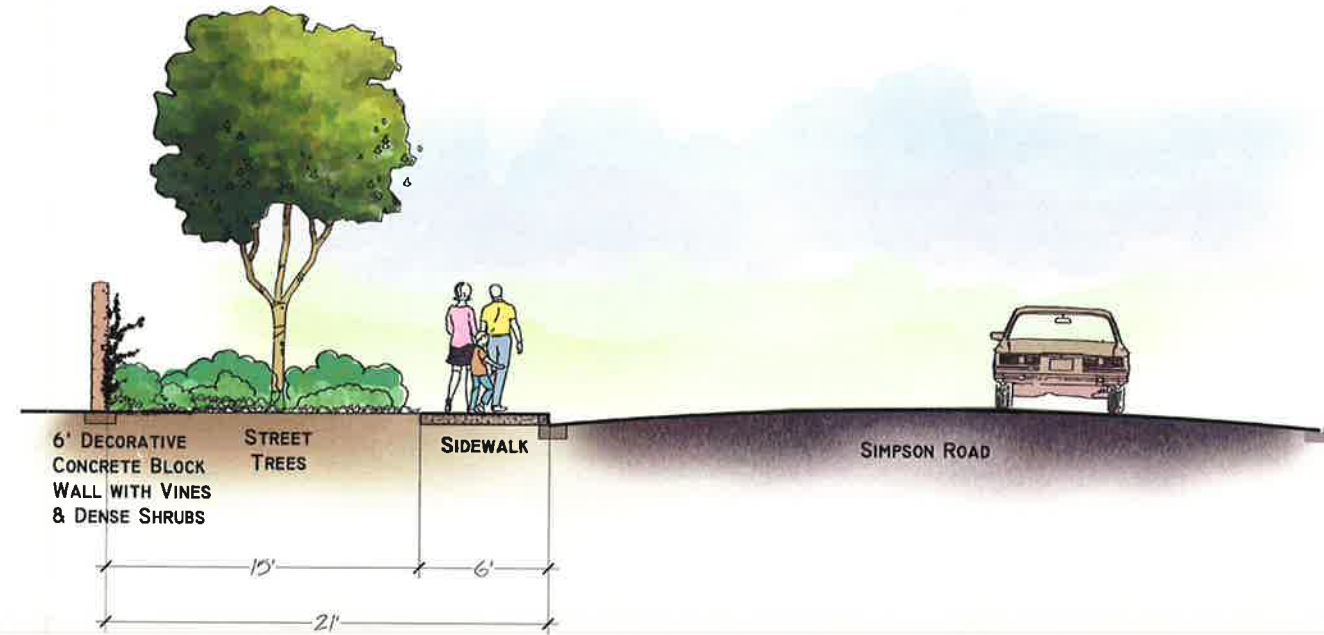
181 N. 'E' Street, San Bernardino, CA 92401  
 phone: (909) 888-5568  
 fax: (909) 384-9854  
 e-mail: rpa.la@verizon.net  
 Richard Pope, Landscape Architect CA# 2664

# TENTATIVE MAP 34842

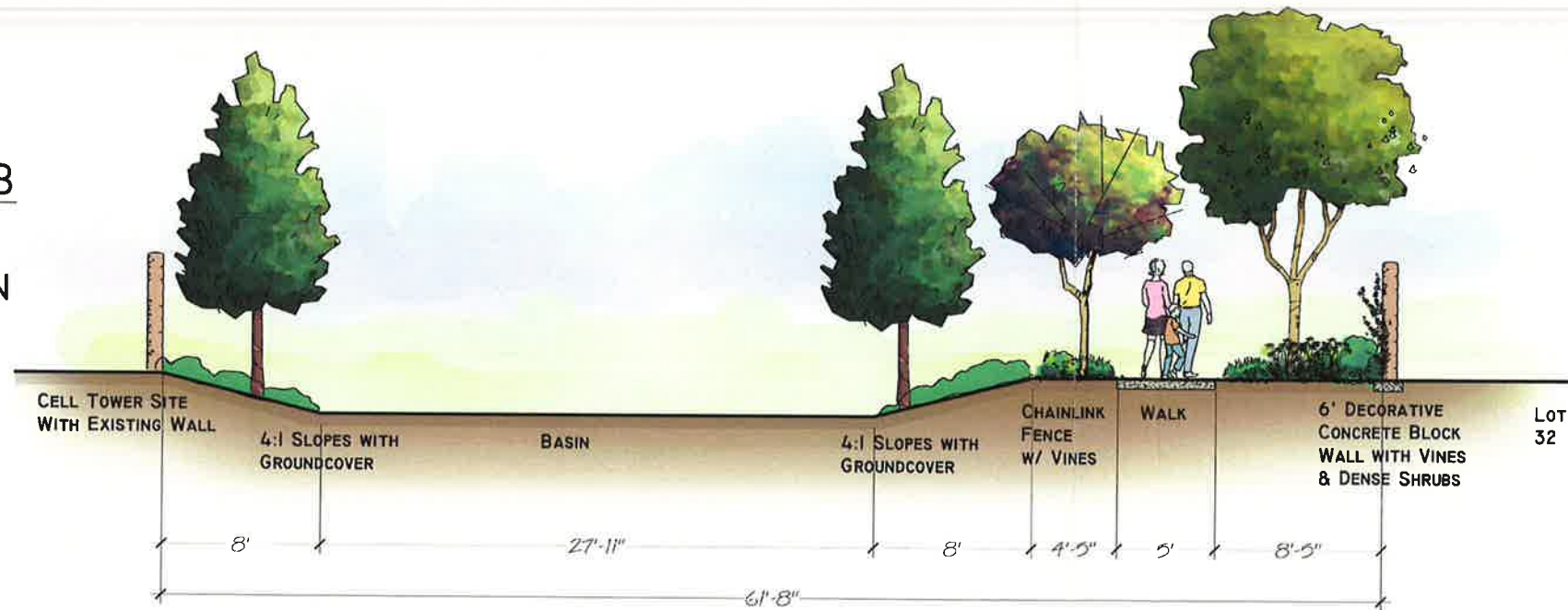
## LANDSCAPE SECTIONS

LEON ROAD NORTH OF SIMPSON ROAD  
 COUNTY OF RIVERSIDE, CALIFORNIA

SECTION AA  
 LANDSCAPE  
 MAINTENANCE  
 DISTRICT-  
 SIMPSON ROAD



SECTION BB  
 BASIN &  
 PEDESTRIAN  
 THRU-WAY



Section Views  
 Scale: 1"=4'

**Owner/Applicant:**  
 MENIFEE REAL ESTATE DEVELOPMENT, LLC  
 7146 El Prado Street  
 Riverside, CA 92504-2716  
 (949) 231-9880

Legal Description  
 PARCEL 2 OF PARCEL MAP NO. 6517 ON FILE IN BOOK 22, PAGE 6 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. A DIVISION OF LOT 5 PER RECORDS OF SURVEY IN BOOK 1, PAGE 11, LYING WITHIN THE SOUTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.



JOB: 07-05 LKD GRP MGB



181 N. 'E' Street, San Bernardino, CA 92401  
 phone: (909) 888-5568  
 fax: (909) 384-9854  
 e-mail: rpa.la@verizon.net  
 Richard Pope, Landscape Architect CA# 2664