

TRACT MAP Tract #: TR31871

Parcel: 958-200-010

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP ADP FEES (cont.) INEFFECT

Government Code and that said property is subject to fees for said drainage area.

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP INEFFECT

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

50.FLOOD RI. 10 MAP AD161/SG CH EXEMPTION INEFFECT

It should be noted that the project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should also be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

50.FLOOD RI. 11 MAP ZONE 7 PRESENT WORTH MAINT INEFFECT

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP INEFFECT

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - FINAL MAP PREPARER INEFFECT

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST INEFFECT

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP in Rancho Bella Vista Specific Plan No. 184A2, SC2 Planning Area 7 shall have the following minimum lot sizes:

 Lots 1 - 85 shall have a 4,500 square foot minimum lot size;

 Lots 86 - 187 shall have a 5,000 square foot minimum lot size;

 Lots 188 - 251 shall have a 6,000 square foot minimum lot size.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County Integrated Project (RCIP).

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460, except for lots 1-14, 19-24, 28-30, 55-61, 81-82, 110-125, 144, 188-189, 215-220, 223-228, and 249-250, that do not meet the depth to width ratio.

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

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

F. The common open space area[s] shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS INEFFECT

No FINAL MAP shall record until Specific Plan No. 184A2, Substantial Conformance No. 3 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation[s] and/or zone[s] ultimately applied to the property.

50.PLANNING. 7 MAP - ANNEX TO PARK DISTRICT INEFFECT

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley Wide Recreation and Parks District.

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

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

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED INEFFECT

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 13 MAP - ECS AFFECTED LOTS INEFFECT

The following note shall be placed on the FINAL MAP:
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department -

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50.PLANNING. 13 MAP - ECS AFFECTED LOTS (cont.) INEFFECT

Survey Division, in E.C.S. Book ____, Page ____.

50.PLANNING. 14 MAP - ECS NOTE RIGHT-TO-FARM INEFFECT

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. 54-62, 109-126, 163-166, and 214-229, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 20 MAP - ECS NOTE MT PALOMAR LIGH INEFFECT

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as

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50.PLANNING. 20 MAP - ECS NOTE MT PALOMAR LIGH (cont.) INEFFECT

required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 27 MAP - COMPLY WITH ORD 457 INEFFECT

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 28 MAP - AG/DAIRY NOTIFICATION INEFFECT

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the

subject project.

50.PLANNING. 29 MAP - FEE BALANCE INEFFECT

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

50.PLANNING. 33 MAP*- CC&R RES POA COM. AREA INEFFECT

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33

MAP*- CC&R RES POA COM. AREA (cont.)

INEFFECT

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

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

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

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'FL01', attached hereto, and shall not sell or transfer the 'common area'

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP*- CC&R RES POA COM. AREA (cont.) (cont.) INEFFECT

or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

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

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

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

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

50.PLANNING. 34 MAP - PLANNING AREA LEGAL INEFFECT

Prior to final map recordation, the first applicant, or their successor-in-interest, shall submit to the Planning Department correct legal descriptions for the Planning

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34 MAP - PLANNING AREA LEGAL (cont.) INEFFECT

Areas within which the proposed project is located.

50.PLANNING. 35 MAP - AVIATION EASEMENTS INEFFECT

Prior to map recordation, provide an aviation easement to the French Valley Airport

50.PLANNING. 36 MAP - COMMON AREA MAINTENANCE INEFFECT

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for Tract Map No. 31871, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Lot A - Open Space, Lot B - Detention Basin, Lot 252 - Passive Park, and Lot 253 - Active Park.

This condition implements 30. PLANNING. 14 and 30. PLANNING. 18.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 37 MAP - PLANNING AREA LEGAL INEFFECT

PRIOR TO MAP RECORDATION, the applicant, or the successor-in-interest, shall submit to the Planning Department correct legal descriptions for Planning Area No's 7 and 8, within which the project is located.

This condition implements 30. PLANNING. 21.

TRANS DEPARTMENT

50.TRANS. 1 MAP-CLINTON KEITH EXT FEES INEFFECT

Prior to the recordation of the final map, the applicant shall enter into an agreement with the County Transportation Department for participation in the funding of Clinton Keith Road from SR-79 to I-215. The extent of the project participation shall be a fee in the amount of \$2,215 per dwelling unit and shall be applied entirely toward funding of the Clinton Keith Road extension.

50.TRANS. 2 MAP - DEDICATIONS INEFFECT

Street "A" (between lot 256 and street "K") shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section "C". (40'/60')

Street "C" shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section "C" (40'/60')

Street "B", "D", "E", "F", "G", "H", "I", "J", "K", "L", and "M" shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section "A". (36'/56')

Street "A" along park site shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 104, Section A. (44'/66')

50.TRANS. 3 MAP - EXISTING MAINTAINED INEFFECT

Promontory Parkway is a paved County maintained road and shall be improved with concrete curb-and-gutter located 32 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - EXISTING MAINTAINED (cont.) INEFFECT

44 foot half-width dedicated right-of-way in accordance with County Draft Standard No. 94, (Modified). (32'/44')

50.TRANS. 4 MAP - IMP PLANS INEFFECT

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

50.TRANS. 6 MAP - OFF-SITE INFO INEFFECT

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 9 MAP - EASEMENT/SUR INEFFECT

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 10 MAP - ACCESS RESTRICTION INEFFECT

Lot access shall be restricted on Promontory Parkway and so noted on the final map.

50.TRANS. 11 MAP - STRIPING PLAN INEFFECT

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 12 MAP - STREET NAME SIGN INEFFECT

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - LANDSCAPING INEFFECT

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Promontory Parkway. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 17 MAP - SOILS 2 INEFFECT

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

50.TRANS. 18 MAP - INTERSECTION/50' TANGENT INEFFECT

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

50.TRANS. 21 MAP - STREET SWEEPING INEFFECT

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 22 MAP - STREETLIGHT PLAN INEFFECT

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 23 MAP - STREET LIGHTS-CSA/L&LMD INEFFECT

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

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

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

50.TRANS. 24 MAP-PARKWAY TREES/INTER.STREET INEFFECT

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Parkway trees shall be installed in the interior streets within the subdivision. Landscape plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. Parkway tree maintenance shall be annexed to Lighting and Landscaping Maintenance District, landscaping plans shall depict ONLY such parkway trees as are to be placed within the public road rights-of-way.

50.TRANS. 25 MAP - LANDSCAPING APP. ANNEX INEFFECT

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 29 MAP - ASSESSMENT DIST 1 INEFFECT

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 32 MAP- CORNER CUT-BACK I/SUR INEFFECT

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 39 MAP- UTILITY PLAN INEFFECT

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS INEFFECT

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

60.BS GRADE. 2 MAP-G2.3SLOPE EROS CL PLAN INEFFECT

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP-G2.3SLOPE EROS CL PLAN (cont.) INEFFECT

signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 MAP-G2.4GEOTECH/SOILS RPTS INEFFECT

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

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

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

60.BS GRADE. 4 MAP-G2.7DRNAGE DESIGN Q100 INEFFECT

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

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

60.BS GRADE. 7 MAP-G2.14OFFSITE GDG ONUS INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12

MAP-G1.4 NPDES/SWPPP

INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 13

MAP IMPORT/EXPORT

INEFFECT

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.

FIRE DEPARTMENT

60.FIRE. 1

MAP-#004 FUEL MODIFICATION

INEFFECT

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) INEFFECT

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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

**PROVIDE A 6' BLOCK WALL ON THE NORTH SIDE OF THE DEVELOPMENT

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS INEFFECT

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 INEFFECT

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN (cont.) INEFFECT

final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 6 MAP PHASING INEFFECT

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 INEFFECT

Tract 31871 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek 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.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP INEFFECT

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

60.FLOOD RI. 9 MAP AD161/SG CH EXEMPTION INEFFECT

It should be noted that the project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should also be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 16 MAP - SKR FEE CONDITION

INEFFECT

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

This condition implements 30. PLANNING. 23.

60.PLANNING. 17 MAP - FEE BALANCE

INEFFECT

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. 18 MAP - GRADING PLAN REVIEW

INEFFECT

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP - NPDES COMPLIANCE (2) INEFFECT

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 24 MAP - PLANNING DEPT REVIEW INEFFECT

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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 INEFFECT

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 combustibile 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS INEFFECT

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 INEFFECT

Tract 31871 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek 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.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP INEFFECT

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

80.FLOOD RI. 5 MAP AD161/SG CH EXEMPTION INEFFECT

It should be noted that the project site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. It should also be noted that the project site is located within the limits of Assessment District 161 and as such, is subjected to special taxes levied by this Assessment District. These taxes are in excess of the Santa Gertrudis Chanel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 5 MAP AD161/SG CH EXEMPTION (cont.) INEFFECT

the Administration of Area Drainage Plans", all properties in this project are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT INEFFECT

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

80.PLANNING. 2 MAP - FRONT YARD LANDSCAPING INEFFECT

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

80.PLANNING. 3 MAP - UNDERGROUND UTILITIES INEFFECT

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - CONFORM FINAL SITE PLAN INEFFECT

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. 11 MAP - DA COMPLIANCE INEFFECT

The land divider/permit holder shall submit to the County Planning Department - Development Review Division written proof that property[ies] located within Development Agreement No. 7, Amendment No. 1 complies with all of the requirements of the development agreement.

80.PLANNING. 12 MAP - SCHOOL MITIGATION INEFFECT

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

This condition implements 30. PLANNING. 22.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 MAP - FEE BALANCE INEFFECT

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

80.PLANNING. 15 MAP - LANDSCAPE PLOT PLAN INEFFECT

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation 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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

When the proposal is located within the Valley-Wide Recreation and Park District, prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the Valley-Wide Recreation and Parks District has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15

MAP - LANDSCAPE PLOT PLAN (cont.)

INEFFECT

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

11. Landscaping shall substantially conform to Rancho Bella Vista Specific Plan No. 184A2, SC2.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - LANDSCAPE PLOT PLAN (cont.) (cont.) INEFFECT

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 ONLY.

80.PLANNING. 16 MAP - ENTRY MONUMENT PLOT PLAN INEFFECT

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).
4. Proposed entry monuments shall substantially conform to Rancho Bella Vista Specific Plan No. 184A2, SC2 design guidelines.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 MAP - ENTRY MONUMENT PLOT PLAN (cont.) INEFFECT

ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 18 MAP - BUILDING SEPARATION 2 INEFFECT

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

80.PLANNING. 19 MAP*- FINAL SITE PLAN INEFFECT

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 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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP*- FINAL SITE PLAN (cont.)

INEFFECT

floor plan for every 100 dwelling units above 100 units. For development projects that are to be 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. 20 MAP - Walls/Fencing Plans

INEFFECT

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20

MAP - Walls/Fencing Plans (cont.)

INEFFECT

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. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

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

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

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height, or other approved material indicated in Figure IV-34 of the Rancho Bella Vista Specific Plan No. 184A2, Substantial Conformance No. 2. This may include stucco, split rail, tubular steel, and wood siding material for community theme walls. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - Walls/Fencing Plans (cont.) (cont.) INEFFECT

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

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

J. 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.

K. Proposed walls and/or fences shall substantially conform to the Rancho Bella Vista Specific Plan No. 184A2, SC2 design guidelines.

80.PLANNING. 21 MAP - AVIATION EASEMENTS INEFFECT

Provide Avigation Easements to the operator of the French Valley Airport prior to any permits being issues or sale to any entity exempt from the Subdivision Map Act.

80.PLANNING. 22 MAP - MEET PHASE CONDITIONS INEFFECT

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the applicant, or successor-in-interest, shall first obtain clearance from the Planning Department that all pertinent conditions of approval have been satisfied for the specific plan for the phase of development in question.

This condition implements 30. PLANNING. 20.

80.PLANNING. 23 MAP - EXT ROW LS PLANS INEFFECT

Landscaping plans for all exterior landscaping within the right-of-way and any right-of-way adjacent open space lots/areas shall be approved. Plans shall be in conformance with CONCEPTUAL LANDSCAPING.

80.PLANNING. 24 MAP - LS COMMON OS PLANS INEFFECT

Landscaping plans for all common open space areas shall be approved. Plans shall be in conformance with

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 MAP - LS COMMON OS PLANS (cont.) INEFFECT

CONCEPTUAL LANDSCAPING. Landscaping plans for the common open space areas shall be approved by the appropriate maintenance entity as established by condition 50.PLANNING.36 - COMMON AREA MAINTENANCE.

80.PLANNING. 25 MAP - INT ROW LS PLANS INEFFECT

Landscaping plans for each phase of development for all project interior landscaping within the right-of-way and any right-of-way adjacent open space lots/areas shall be approved prior to the first building permit (including models) within each phase. Plans shall be in conformance with CONCEPTUAL LANDSCAPING.

TRANS DEPARTMENT

80.TRANS. 3 MAP - GARAGE DOOR 1 INEFFECT

Garage door setbacks for all residential zones shall be 20 feet for roll up doors, measured from the street right-of-way to the face of garage. If conventional swing out doors are used, an additional 4 feet will be required. Side entry garages shall comply with minimum building setback requirements.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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 INEFFECT

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.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION INEFFECT

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

Riverside office (951)955-4777
Indio office (760)863-8886

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION INEFFECT

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

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP INEFFECT

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.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - LANDSCAPING COMPLIANCE INEFFECT

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

90.PLANNING. 4 MAP - QUIMBY FEES (2) INEFFECT

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. Said certification shall be obtained from the Valley Wide Recreation and Park District.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS INEFFECT

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

90.PLANNING. 6 MAP - FENCING COMPLIANCE INEFFECT

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

90.PLANNING. 7 MAP - ROOF RUN-OFF DISCHARGE INEFFECT

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 11 MAP - SKR FEE CONDITION INEFFECT

Prior 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 MAP - SKR FEE CONDITION (cont.) INEFFECT

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 84.7 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. 13 MAP- ROLL-UP GARAGE DOORS INEFFECT

All residences shall have automatic roll-up garage doors.

90.PLANNING. 14 MAP - EXT ROW LS INSTALL INEFFECT

Landscaping for all exterior/perimeter landscaping within the right-of-way and any right-of-way adjacent open space lots/areas shall be installed prior to the first building final inspection clearance (including any model). Landscaping shall be installed in conformance with the approved landscaping plans.

90.PLANNING. 15 MAP - LS COMMON OS INSTALL INEFFECT

Landscaping for all common open space areas shall be installed prior to the first building final inspection clearance. Installed landscaping shall conform with the approved landscape plans. Landscaping for all common open space areas shall be installed prior to the first building final inspection clearance. Installed landscaping shall conform with the approved landscape plans.

90.PLANNING. 16 MAP - INT ROW LS INSTALL INEFFECT

Landscaping for all interior landscaping within the right-of-way and any right-of-way adjacent open space lot

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 MAP - INT ROW LS INSTALL (cont.) INEFFECT

shall be installed prior to the first building final inspection clearance (not including models) for each phase of development. Landscaping shall be installed in conformance with the approved landscaping plans.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION INEFFECT

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.
- 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.

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90. PRIOR TO BLDG FINAL INSPECTION

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

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 DA 7 INEFFECT

This tract is within First Amended and Restated Development Agreement No. 7 (DA No. 7), which was adopted on July 12, 1997. Section 3.6.1.(b) of DA No. 7 provides that development exactions, such as the TUMF, which were adopted subsequent to DA No. 7 shall not apply for the first 10 years following the adoption of DA No. 7. Therefore, prior to July 12, 2007, the TUMF fee shall not apply to the project. However, beginning July 12, 2007 and thereafter, 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 INEFFECT

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 INEFFECT

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 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).

07/19/10
08:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 83

TRACT MAP Tract #: TR31871

Parcel: 958-200-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - UTILITY INSTALL

INEFFECT

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.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 3 SP - COUNT RES BUILD PERMITS

INEFFECT

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan.

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

DATE: March 31, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.

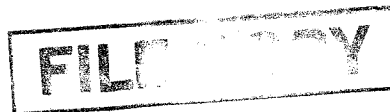
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Supervisor Stone
Commissioner Petty
Archeology

TENTATIVE TRACT MAP NO. 31871, MINOR CHANGE NO. 1 – EA36917 – Applicant: The Garrett Group, LLC – **Engineer/Representative:** Rick Engineering, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Open Space – Conservation (OS-C) and Community Development: Medium High Density Residential (CD: MHDR) (5-8 dwelling units per acre) – **Location:** Easterly of 1st Street and Westerly of White Avenue – 84.7 Gross Acres - **Zoning:** Specific Plan No. 284, Planning Area Nos. 7 and 8 (SP00284, PAs 7 and 8) - **REQUEST:** The minor change proposes to expand the clean water basin from 0.44 acres to 1.1 acres (lot B on TR31871 and Lot 254 on TR31871M1), which results in the loss of a lot along Street “K”; this lot has been moved to Street “M”. The minor change will retain the same number lots: 251 residential lots, two (2) lots designated as park space, one (1) open space lot, and one (1) clean water basin lot. - APN(s): 964-140-001 through 964-140-004 and 964-140-013 through 964-140-015 - Related Cases: TR31871

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on April 17, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Alisa Krizek**, Project Planner, at (951) 955-9075 or email at akrizek@RCTLMA.org / MAILSTOP# 1070.

COMMENTS:



DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: April 8, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D.. Geology Section-D. Jones

P.D. Landscaping Section-R Dyo
P.D. Archaeology Section-L. Mouriquand
3rd District Supervisor
3rd District Planning Commissioner

TENTATIVE TRACT MAP NO. 31871, MINOR CHANGE NO. 1, AMENDED NO. 1 – EA36917 –
Applicant: Lennar Homes of California – Engineer/Representative: Rick Engineering, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Planning Area 7: Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) and Planning Area 8: Passive Park as reflected in the Land Use plan for Specific Plan No. 184 – Location: Northerly of Promontory Parkway and westerly of Pourroy Road – 84.7 Gross Acres - Zoning: Specific Plan No. 184, Rancho Bella Vista, Planning Area Nos. 7 and 8 (SP00184, Planning Areas 7 and 8) - **REQUEST:** The minor change proposes to expand the clean water basin from 0.44 acres to 1.1 acres on lot 252, which resulted in the loss of a lot along Rose Arbor Ct; this lot has been moved to Ivy Hill Ct. A clean water basin was added as shown in lot 254, and as a result an additional two (2) residential lots were lost along Rose Arbor Ct. The number of residential lots has been reduced from 251 to 249 residential lots. There are two (2) lots for parks, two (2) for basins and one (1) open space lot. - APNs: 958-200-008 to 011, 958-200-064 to 066, 964-140-001 to 004, 964-140-013 to 015. - Related Cases: TR31871

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **May 13, 2010 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Kinika Hesterly**, Project Planner at (951) 955-1888, or e-mail at **KHESTERL@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.

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--------------------------------------|--|---|
| <input type="checkbox"/> TRACT MAP | <input checked="" 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: TR 31871 DATE SUBMITTED: 3/31/2010

APPLICATION INFORMATION

Applicant's Name: Lennar Homes of California E-Mail: jarnne.valdez@lennar.com

Mailing Address: 391 North Main Street, Suite 300

Corona Street
Ca 92880

City State ZIP

Daytime Phone No: (951) 817-3600 Fax No: (951) 817-3650

Engineer/Representative's Name: Rick Engineering Company E-Mail: _____

Mailing Address: 1223 University Ave, Suite 240

Riverside Street
Ca 92507

City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Lennar Homes of California E-Mail: jarnne.valdez@lennar.com

Mailing Address: 391 North Main Street, Suite 300

Corona Street
Ca 92880

City State ZIP

Daytime Phone No: (951) 817-3600 Fax No: (951) 817-3650

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

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

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.

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.

James J. Yalby 4/1/10

PRINTED NAME OF PROPERTY OWNER(S)
Authorized Agent

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 958-200-008 to -011, 958-200-064 to -066, 964-140-001 to -004, 964-140-013 to -015

Section: 8 Township: 7 South Range: 2 West

Approximate Gross Acreage: 84.7 Acres

General location (cross streets, etc.): North of Promontory Parkway, South of Tucalota Creek, East of San Diego Aqueduct, West of Pacific Park Drive

Thomas Brothers map, edition year, page number, and coordinates: 2004 Edition, Page 929, C4, C5

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):

Minor Change to approved tract map 31871 to accomodate an additional water quality and detention basin as required by Riverside County Flood Control. Lot configuration was modified to accomodate the basin, while maintaining the required rations of lot sizes

Related cases filed in conjunction with this request:

Rancho Bella Vista Specific Plan #184, Amendment #2, CZ-6270, Amendment #1 to Development Agreement #7

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

If yes, provide Case No(s). TR 31871 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA 36917 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 eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 475,000

Estimated amount of fill = cubic yards 475,000

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

Import N/A Export N/A Neither N/A

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ 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

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater 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) *James J. Valley* Date 4/1/10
Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region		
Project File No.	TR 31871	
Project Name:	Rancho Bella Vista Phase 4	
Project Location:	N. of Promontory Parkway, W. of Pacific Park Drive	
Project Description:	Residential Subdivision of 249 Lots	
Project Applicant Information:	Lennar Homes of California	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)] applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on <u>private land</u> that is <u>not</u> for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs)¹. All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb9/programs/basinplan.html . The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES" Project requires a project-specific WQMP.		
If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.		

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/15/2010,

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

APN (s) or case numbers TR31871M1 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

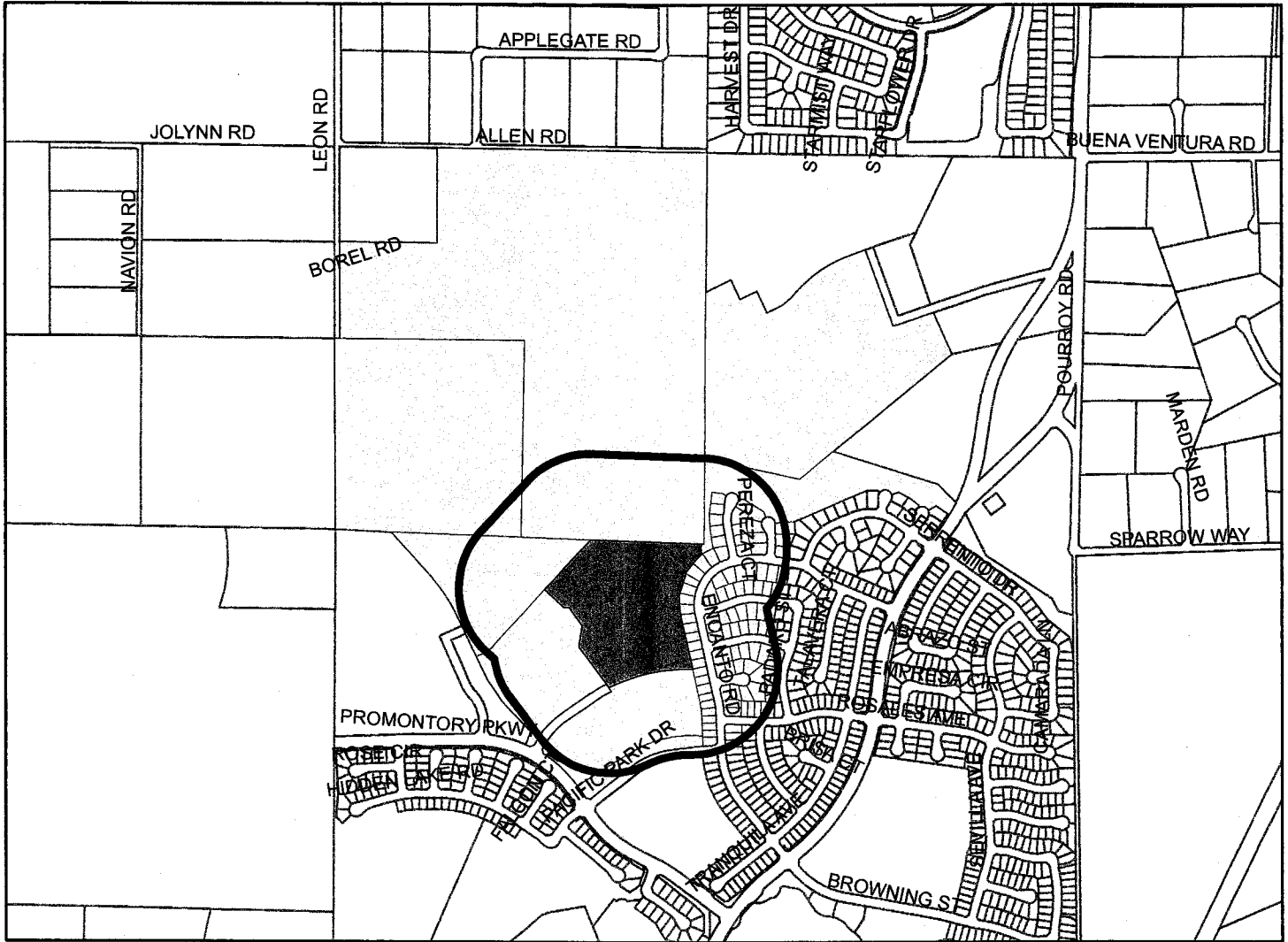
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

7/15/10 *CG*
EXPIRES: 1/15/11

600 feet buffer



Selected Parcels

964-451-010	964-080-002	964-422-005	964-080-003	964-420-010	964-421-015	964-451-013	964-451-011	964-450-018	964-421-022
964-450-015	964-451-017	964-420-005	964-421-027	964-421-026	964-421-017	964-401-010	964-421-001	964-421-011	964-420-008
964-420-003	964-420-002	964-421-021	964-450-027	964-450-021	964-422-018	964-402-001	964-450-023	964-421-029	964-450-016
964-401-009	964-450-002	964-401-022	964-421-010	964-450-011	964-401-008	964-420-007	964-401-011	964-451-016	964-421-024
964-451-004	964-402-003	964-450-003	964-421-020	964-421-013	964-450-029	964-421-003	964-422-002	964-450-013	964-450-014
964-421-005	964-450-017	964-451-007	964-422-019	964-422-013	964-420-013	964-422-015	964-450-024	964-421-016	964-421-018
964-421-008	964-422-014	964-422-017	964-140-013	964-140-014	964-140-002	964-140-001	964-080-006	964-140-015	964-451-003
964-450-009	964-420-009	964-450-025	964-422-006	964-421-009	964-422-001	964-420-011	964-421-028	964-421-007	964-420-004
964-450-020	964-421-023	964-422-012	964-421-025	964-421-004	964-421-012	964-451-008	964-080-007	964-450-030	964-450-010

rst 90 parcels shown



1,300 650 0 1,300 Feet

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

APN: 964451010, ASMT: 964451010
ALEJANDRO LEOS, ETAL
31522 CASTILLO RD
MURRIETA CA. 92563

APN: 964451011, ASMT: 964451011
ARTURO O ROSARIO, ETAL
6446 RUBY WAY
CARLSBAD CA 92011

APN: 964080002, ASMT: 964080002
ALEXANDER A BOREL
37760 BOREL RD
MURRIETA CA. 92563

APN: 964450018, ASMT: 964450018
ARTURO SIY, ETAL
37974 PEREZA CT
MURRIETA CA. 92563

APN: 964422005, ASMT: 964422005
ALEXANDER OCHOA GONZALEZ, ETAL
31565 CASTILLO RD
MURRIETA CA. 92563

APN: 964421022, ASMT: 964421022
ARTURO T ANGUIANO, ETAL
7228 COLUMBINE DR
CARLSBAD CA 92011

APN: 964080003, ASMT: 964080003
ALEXANDER RAY BOREL, ETAL
37760 BOREL RD
MURRIETA CA 92563

APN: 964450015, ASMT: 964450015
AVELINO V CANLAS, ETAL
37983 BARRENDA CIR
MURRIETA CA. 92563

APN: 964420010, ASMT: 964420010
ALLAN ZARASPE, ETAL
38245 ENCANTO RD
MURRIETA CA. 92563

APN: 964451017, ASMT: 964451017
BENJAMIN E PERKINS, ETAL
38062 ENCANTO RD
MURRIETA CA. 92563

APN: 964421015, ASMT: 964421015
AMBER MARIE MAJEL, ETAL
31530 DURAZNO CT
MURRIETA CA. 92563

APN: 964420005, ASMT: 964420005
CARLOS MONTENEGRO, ETAL
38195 ENCANTO RD
MURRIETA CA. 92563

APN: 964451013, ASMT: 964451013
ANTONIO ROSARIO, ETAL
38102 ENCANTO RD
MURRIETA CA. 92563

APN: 964421027, ASMT: 964421027
CESAR MANUEL FERRAND
8860 LINDELL AVE APT 5
DOWNEY CA 90240

APN: 964421026, ASMT: 964421026
CHARLES WAYNE WOODY, ETAL
38489 CLEARBROOK DR
MURRIETA CA 92563

APN: 964420002, ASMT: 964420002
DAVID ONG, ETAL
209 W CLIFFWOOD AVE
ANAHEIM CA 92802

APN: 964421017, ASMT: 964421017
CHRIS S MILLER, ETAL
31510 DURAZNO CT
MURRIETA CA. 92563

APN: 964421021, ASMT: 964421021
DEAN A HOFMASTER, ETAL
31537 BOREGA RD
MURRIETA CA. 92563

APN: 964401010, ASMT: 964401010
CHRISTOPHER JOHN HUFFMAN
13646 DURANGO DR
DEL MAR CA 92014

APN: 964450027, ASMT: 964450027
DENNIS A GENIDO, ETAL
38125 ENCANTO RD
MURRIETA CA. 92563

APN: 964421001, ASMT: 964421001
CHRISTOPHER LAURENCE LOCASCIO, ETAL
31546 ROSALES AVE
MURRIETA CA. 92563

APN: 964450021, ASMT: 964450021
DOMINIC CUSUMANO, ETAL
37937 PEREZA CT
MURRIETA CA. 92563

APN: 964421011, ASMT: 964421011
CRESENCIO B CARDINAL, ETAL
31533 DURAZNO CT
MURRIETA CA. 92563

APN: 964422018, ASMT: 964422018
EDUARDO RAMOS, ETAL
38212 ENCANTO RD
MURRIETA CA 92563

APN: 964420008, ASMT: 964420008
CUONG H DOAN
38225 ENCANTO RD
MURRIETA CA. 92563

APN: 964402001, ASMT: 964402001
EMC MORTGAGE CORP
2780 LAKE VISTA DR
LEWISVILLE TX 75067

APN: 964420003, ASMT: 964420003
DAVID L COURINGTON, ETAL
38305 ENCANTO RD
MURRIETA CA. 92563

APN: 964450023, ASMT: 964450023
ERICK RODRIGUEZ, ETAL
27957 PEREZA CT
MURRIETA CA 92563

APN: 964421029, ASMT: 964421029
ERIK TORGERSEN, ETAL
38197 PADARO ST
MURRIETA CA. 92563

APN: 964401008, ASMT: 964401008
GERALD F ROHN, ETAL
38362 ENCANTO RD
MURRIETA CA. 92563

APN: 964450016, ASMT: 964450016
ERNEST R AYSON, ETAL
37994 PEREZA CT
MURRIETA CA. 92563

APN: 964420007, ASMT: 964420007
GERARD SANTORO, ETAL
38215 ENCANTO RD
MURRIETA CA. 92563

APN: 964401009, ASMT: 964401009
FRANK CHEN CHUN YAO, ETAL
38352 ENCANTO RD
MURRIETA CA. 92563

APN: 964401011, ASMT: 964401011
GREGG S EDWARDS, ETAL
38332 ENCANTO RD
MURRIETA CA. 92563

APN: 964450002, ASMT: 964450002
FRANK LIPPMAN, ETAL
38175 ENCANTO RD
MURRIETA CA. 92563

APN: 964451016, ASMT: 964451016
GUADALUPE OCHOA
38072 ENCANTO RD
MURRIETA CA. 92563

APN: 964401022, ASMT: 964401022
FREDRIK P CARPIO
38327 CORALINO DR
MURRIETA CA. 92563

APN: 964421024, ASMT: 964421024
GUISEPPE VACCARO, ETAL
38147 PADARO ST
MURRIETA CA. 92563

APN: 964421010, ASMT: 964421010
GABRIEL ACOSTA, ETAL
31523 DURAZNO CT
MURRIETA CA 92563

APN: 964451004, ASMT: 964451004
HECTOR S MENDEZ, ETAL
31582 CASTILLO RD
MURRIETA CA. 92563

APN: 964450011, ASMT: 964450011
GEORGE SCHILLING
3205 WARWOOD RD
LAKEWOOD CA 90712

APN: 964402003, ASMT: 964402003
HECTOR VARGAS, ETAL
38345 ENCANTO RD
MURRIETA CA. 92563

APN: 964450003, ASMT: 964450003
HOANG VANUT PHAN, ETAL
38185 ENCANTO RD
MURRIETA CA. 92563

APN: 964450014, ASMT: 964450014
JAMES M KELLOGG, ETAL
37973 BARRENDA CIR
MURRIETA CA. 92563

APN: 964421020, ASMT: 964421020
HUE NGUYEN
31527 BOREGA RD
MURRIETA CA. 92563

APN: 964421005, ASMT: 964421005
JAMES W LUNDGREN, ETAL
C/O GERALD LUNDGREN
15744 ARBELA DR
WHITTIER CA 90603

APN: 964421013, ASMT: 964421013
HUY D VU
31550 DURAZNO CT
MURRIETA CA. 92563

APN: 964450017, ASMT: 964450017
JASON R HEREDIA, ETAL
1166 PAIOLUOLU WAY
HONOLULU HI 96825

APN: 964450029, ASMT: 964450029
HYUN T KIM
38145 ENCANTO RD
MURRIETA CA. 92563

APN: 964451007, ASMT: 964451007
JESSE W MAUNTEL, ETAL
31552 CASTILLO RD
MURRIETA CA. 92563

APN: 964421003, ASMT: 964421003
ISAMEL PENA, ETAL
31566 ROSALES AVE
MURRIETA CA. 92563

APN: 964422019, ASMT: 964422019
JOSELITO M AUSTRIA, ETAL
11705 ASPENDELL DR
SAN DIEGO CA 92131

APN: 964422002, ASMT: 964422002
JACK D WALDRON, ETAL
114 ARLA CT
STAFFORD VA 22554

APN: 964422013, ASMT: 964422013
JOSEPH R CHAVEZ, ETAL
31564 BOREGA RD
MURRIETA CA. 92563

APN: 964450013, ASMT: 964450013
JAMES B CRUNDWELL, ETAL
37963 BARREMDA CIR
MURRIETA CA. 92563

APN: 964420013, ASMT: 964420013
KEITH G SANDERS, ETAL
38275 ENCANTO RD
MURRIETA CA. 92563

APN: 964422015, ASMT: 964422015
KEITH M HANSON, ETAL
31544 BOREGA RD
MURRIETA CA. 92563

APN: 964140015, ASMT: 964140015
LENNAR HOMES OF CALIF INC
391 N MAIN ST NO 300
CORONA CA 92880

APN: 964450024, ASMT: 964450024
KENNETH JOHN MACLEOD
37967 PEREZA CT
MURRIETA CA. 92563

APN: 964451003, ASMT: 964451003
LLOYD B HIGHTOWER, ETAL
31592 CASTILLO RD
MURRIETA CA. 92563

APN: 964421016, ASMT: 964421016
KEVIN J GLOVER, ETAL
1960 LEXINGTON AVE APT B
GREAT LAKES IL 60088

APN: 964450009, ASMT: 964450009
LUZ PANTALEON, ETAL
37990 BARRENDA CIR
MURRIETA CA. 92563

APN: 964421018, ASMT: 964421018
KSHITIJ SINGHAL
3881 SUMMIT ROCK LN
MURRIETA CA 92563

APN: 964420009, ASMT: 964420009
MA VERONICA ENRIQUEZ
38235 ENCANTO RD
MURRIETA CA. 92563

APN: 964421008, ASMT: 964421008
LARRY MARTIN, ETAL
34860 MONTE VERDE RD
TEMECULA CA 92592

APN: 964450025, ASMT: 964450025
MARCOS PILI FRANCISCO, ETAL
37977 PEREZA CT
MURRIETA CA. 92563

APN: 964422014, ASMT: 964422014
LARRYANDMARGEE
C/O LARRY FOSTER
1224 BUSH ST
SAN DIEGO CA 92163

APN: 964422006, ASMT: 964422006
MARIO R ARCAIRA, ETAL
31575 CASTILLO RD
MURRIETA CA. 92563

APN: 964422017, ASMT: 964422017
LE THI QUYNH TRUONG
31524 BOREGA RD
MURRIETA CA. 92563

APN: 964421009, ASMT: 964421009
MARK J MRAZ
72146 HIGHWAY 111
RANCHO MIRAGE CA 92270

APN: 964422001, ASMT: 964422001
MARVIN PEREZ YABUT, ETAL
38202 ENCANTO RD
MURRIETA CA. 92563

APN: 964422012, ASMT: 964422012
MOHAMAD TARABULSI, ETAL
7610 LA CORUNA PL
CARLSBAD CA 92009

APN: 964420011, ASMT: 964420011
MARVIN RUDELL
38255 ENCANTO RD
MURRIETA CA. 92563

APN: 964421025, ASMT: 964421025
MOZAFAR BABAIE
38157 PADARO ST
MURRIETA CA. 92563

APN: 964421028, ASMT: 964421028
MICHAEL A SPANO, ETAL
C/O ALLICE L SPANO
18433 W VOGEL AVE
WADDELL AZ 85355

APN: 964421004, ASMT: 964421004
NATHAN WEATHERLY, ETAL
31576 ROSALES AVE
MURRIETA CA. 92563

APN: 964421007, ASMT: 964421007
MICHAEL G BARNEY
38312 ENCANTO RD
MURRIETA CA. 92563

APN: 964421012, ASMT: 964421012
PEDRO S RODRIGUEZ
31543 DURAZNO CT
MURRIETA CA. 92563

APN: 964420004, ASMT: 964420004
MICHAEL J POWER, ETAL
38315 ENCANTO RD
MURRIETA CA. 92563

APN: 964451008, ASMT: 964451008
PHILIP MARABANTE, ETAL
31542 CASTILLO RD
MURRIETA CA. 92563

APN: 964450020, ASMT: 964450020
MICHAEL V HUGHES, ETAL
37934 PEREZA CT
MURRIETA CA. 92563

APN: 964080007, ASMT: 964080007
RANCHO BELLA VISTA
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

APN: 964421023, ASMT: 964421023
MINGHUA QI, ETAL
31567 BOREGA RD
MURRIETA CA. 92563

APN: 964450030, ASMT: 964450030
RANCHO BELLA VISTA COMMUNITY ASSN
C/O AVALON MGMT
31608 RAILROAD CANYON RD
CANYON LAKE CA 92587



APN: 964450010, ASMT: 964450010
RAYMOND F MCNAIR, ETAL
37980 BARRENDA CIR
MURRIETA CA. 92563

APN: 964420012, ASMT: 964420012
ROBERT E SMITH
38265 ENCANTO RD
MURRIETA CA. 92563

APN: 964451014, ASMT: 964451014
REO PROP
1440 CHALGROVE DR NO F
CORONA CA 92882

APN: 964401021, ASMT: 964401021
ROBERT HOANG LY, ETAL
38337 CORALINO DR
MURRIETA CA. 92563

APN: 964450012, ASMT: 964450012
RICHARD FLORES, ETAL
37953 BARRENDA CIR
MURRIETA CA. 92563

APN: 964450022, ASMT: 964450022
RODRIGO CARREON REYES, ETAL
13771 KERRY LN
SAN DIEGO CA 92130

APN: 964451015, ASMT: 964451015
RICK T TRAN, ETAL
38082 ENCANTO RD
MURRIETA CA. 92563

APN: 964421014, ASMT: 964421014
ROGER MIFSUD, ETAL
31540 DURAZNO CT
MURRIETA CA. 92563

APN: 964402002, ASMT: 964402002
ROBERT A MALSTROM, ETAL
38335 ENCANTO RD
MURRIETA CA. 92563

APN: 964450026, ASMT: 964450026
RYAN C REMINGTON, ETAL
38115 ENCANTO RD
MURRIETA CA. 92563

APN: 964420006, ASMT: 964420006
ROBERT A VADEN, ETAL
38205 ENCANTO RD
MURRIETA CA. 92563

APN: 964451005, ASMT: 964451005
SCHIERBERL FAMILY TRUST, ETAL
C/O LARRY SCHIERBERL
31572 CASTILLO RD
MURRIETA CA. 92563

APN: 964451006, ASMT: 964451006
ROBERT C TURNER, ETAL
31562 CASTILLO RD
MURRIETA CA. 92563

APN: 964451012, ASMT: 964451012
SCOTT R BRUGGE, ETAL
38112 ENCANTO RD
MURRIETA CA. 92563

APN: 964450019, ASMT: 964450019
SHARIANN C KIMBALL
37944 PEREZA CT
MURRIETA CA. 92563

APN: 964421019, ASMT: 964421019
TRENT A WITTE
31517 BOREGA RD
MURRIETA CA. 92563

APN: 964421002, ASMT: 964421002
SIERRA TRUST
31556 ROSALES AVE
MURRIETA CA. 92563

APN: 964450001, ASMT: 964450001
TUAN A DO, ETAL
38165 ENCANTO RD
MURRIETA CA. 92563

APN: 964450028, ASMT: 964450028
STEVE BRINCAT, ETAL
38135 ENCANTO RD
MURRIETA CA. 92563

APN: 964422004, ASMT: 964422004
TUYEN DAO BUI
31545 CASTILLO RD
MURRIETA CA. 92563

APN: 964422016, ASMT: 964422016
THANG C HOANG, ETAL
31534 BOREGA RD
MURRIETA CA. 92563

APN: 964422007, ASMT: 964422007
YESENIA P QUINTOS, ETAL
31585 CASTILLO RD
MURRIETA CA. 92563

APN: 964420001, ASMT: 964420001
TIMOTHY J DALEY, ETAL
7685 CANTATA LN
SAN DIEGO CA 92127

APN: 964451009, ASMT: 964451009
TOM HOANG, ETAL
31532 CASTILLO RD
MURRIETA CA. 92563

APN: 964422003, ASMT: 964422003
TOMAS D LOPEZ, ETAL
31535 CASTILLO RD
MURRIETA CA. 92563

Applicant:
Lennar Homes of California
391 North Main St., Ste. 300
Corona, CA 92880

Eng-Rep:
Rick Engineering Company
1223 University Ave. Ste. 240
Riverside, CA 92507

Owner:
Rancho Bella Vista, LLC
1 Betterworld Circle #300
Temecula, CA 92590

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

Tentative Tract Map No.31871.Minor Change No. 1 / CFG 5253

Project Title/Case Numbers

Wendell Bugtai
County Contact Person

951-955-2419
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Lennar Homes of California
Project Applicant

391 North Main Street, Suite 300, Corona, CA 92880
Address

Northerly of Promontory Parkway and westerly of Pourroy Road Avenue within Specific Plan 184A2

Project Location

TENTATIVE TRACT MAP NO. 31871, MINOR CHANGE NO. 1, AMENDED NO. 1 – Applicant: Lennar Homes of California – Engineer/Representative: Rick Engineering, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Planning Area 7: Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) and Planning Area 8: Passive Park as reflected in the Land Use plan for Specific Plan No. 184 – Location: Northerly of Promontory Parkway and westerly of Pourroy Road – 84.7 Gross Acres - Zoning: Specific Plan No. 184, Rancho Bella Vista, Planning Area Nos. 7 and 8 (SP00184A02), Planning Areas 7 and 8) - REQUEST: The minor change proposes to A) expand the detention basin (Lot 252) from 0.44-acres to 1.2-acres gross B) Reconfigure Lot 254 from an existing bioswale into a 2-acre detention basin resulting in the loss of two (2) lots C) Change Lots 69-85 from 5,000 square-foot lots to 4,500 square-foot lots D) Change Lots 110-124 from 4,500 square-foot lots to 5,000 square-foot lots E) Adjust Lots 115 and 116 to face Turning Leaf Court instead of Rose Arbor Court F) Deletion of cul-de-sac along Spring Canyon Drive G) Change the realignment of Bella Rosa Drive, Mild Meadow Drive and Spring Canyon Drive H) Adjust lot line for Lots 147-155, 187-190 and 239-249 to accommodate street realignments. APNs: 958-200-008 to 011, 958-200-064 to 066, 964-140-001 to 004, 964-140-013 to 015. - Related Cases: TR31871

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj

Revised 8/25/2009

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZCFG5253

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0802437

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: THE GARRETT GROUP, LLC \$64.00
paid by: CASH
paid towards: CFG05253 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH & GAME FOR TR31871M1
at parcel #:
appl type: CFG3

By _____ Mar 10, 2008 15:50
MBRASWEL posting date Mar 10, 2008

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * 0017313

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: HOME CORP POULTE \$745.01
paid by: CK 21725
paid towards: EA36911 ALL OTHER APPLICATIONS
at parcel #:
appl type: EA05

By _____ Sep 14, 1995 17:52
RIV posting date Sep 14, 1995

Account Code	Description	Amount
100003120100781360	CONVERTED PLANNING FEES	\$734.00

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

Additional info at www.rctlma.org



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

August 30, 2010

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

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: TTM 31871 MINOR CHANGE #1 FTA 95-27

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, September 2, 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: Monday, August 30, 2010 9:04 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: TTM 31871 M1 FTA 1995-27

Received for publication on Sept. 2

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. Additional days required for larger ad sizes.

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Monday, August 30, 2010 9:00 AM
To: PE Legals
Subject: FOR PUBLICATION: TTM 31871 M1 FTA 1995-27

Good Morning! Attached is a Notice of Public Hearing, for publication on Thursday, Sept. 2, 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

August 30, 2010

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

E-MAIL: tswenson@nctimes.com
FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: TPM 31871 MINOR CHANGE #1 FTA 95-27

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

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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, August 31, 2010 8:19 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: TTM 31871 M1 FTA 1995-27

Received....

**NOTE TO LEGAL ADVERTISERS:
LEGAL AD HOLIDAY DEADLINES
LABOR DAY 2010**

PUB DAY:	DEADLINE:
Sunday 9/05	Wednesday 9/01 12pm
Monday 9/06	Wednesday 9/01 1pm
Tuesday 9/07	Wednesday 9/01 5pm
Wednesday 9/08	Thursday 9/02 1pm
Thursday 9/09	Friday 9/03 10am

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

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Monday, August 30, 2010 9:01 AM
To: Tammi Swenson
Subject: FOR PUBLICATION: TTM 31871 M1 FTA 1995-27

Good Morning! Attached is a Notice of Public Hearing, for publication on Thursday, Sept. 2, 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 FAST TRACK TENTATIVE TRACT MAP MINOR CHANGE NO. 1 IN THE RANCHO CALIFORNIA ZONING AREA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED

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, September 14, 2010 at 1:30 P.M.** to consider the application submitted by Lennar Homes of California – Rick Engineering, Inc., on **Fast Track Tentative Tract Map No. 31871, Minor Change No. 1 (FTA 1995-27)**, which proposes to A) expand the detention basin (Lot 252) from 0.44-acres to 1.2-acres gross; B) Reconfigure Lot 254 from an existing bioswale into a 2-acre detention basin resulting in the loss of two (2) lots; C) Change Lots 69-85 from 5,000 square-foot lots to 4,500 square-foot lots; D) Change Lots 110-124 from 4,500 square-foot lots to 5,000 square-foot lots; E) Adjust Lots 115 and 116 to face Turning Leaf Court instead of Rose Arbor Court; F) Deletion of cul-de-sac along Spring Canyon Drive; G) Change the realignment of Bella Rosa Drive, Mild Meadow Drive and Spring Canyon Drive; and H) Adjust lot line for Lots 147-155, 187-190 and 239-249 to accommodate street realignments (“the project”). The project is located northerly of Promontory Parkway and westerly of Pourroy Road in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

The potential environmental effects of the proposed minor changes to Tentative Tract map 31871 were fully studied in Environmental Assessment No. 36911. Based thereon, the Board of Supervisors adopted a Mitigated Negative Declaration on November 21, 2006. Approval of the proposed changes to Tentative Tract map 31871 will not result in any new significant environmental effects not identified in Environmental Assessment No. 36911, nor will it substantially increase the severity of the environmental effects identified in Environmental Assessment No. 36911. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. Accordingly, the Board of Supervisors hereby finds that it has fully complied with the California Environmental Quality Act and no further environmental documentation is required.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 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 WENDELL BUGTAI, PROJECT PLANNER, AT (951) 955-2419 OR EMAIL wbugtai@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: August 30, 2010

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

Gil, Cecilia

From: Meyer, Mary Ann [MaMeyer@asrckrec.com]
Sent: Monday, August 30, 2010 10:08 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: TTM 31871 M1 FTA 1995-27

received and posted.

From: Gil, Cecilia
Sent: Monday, August 30, 2010 9:01 AM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FOR PUBLICATION: TTM 31871 M1 FTA 1995-27

Good Morning! Attached is a Notice of Public Hearing, 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 August 30, 2010, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

TTM 31871 MINOR CHANGE NO. 1 (FTA 1995-27)

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: September 14, 2010 @ 1:30 PM

SIGNATURE: Mcgil
Cecilia Gil

DATE: August 30, 2010

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/15/2010,

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

APN (s) or case numbers TR31871M1 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

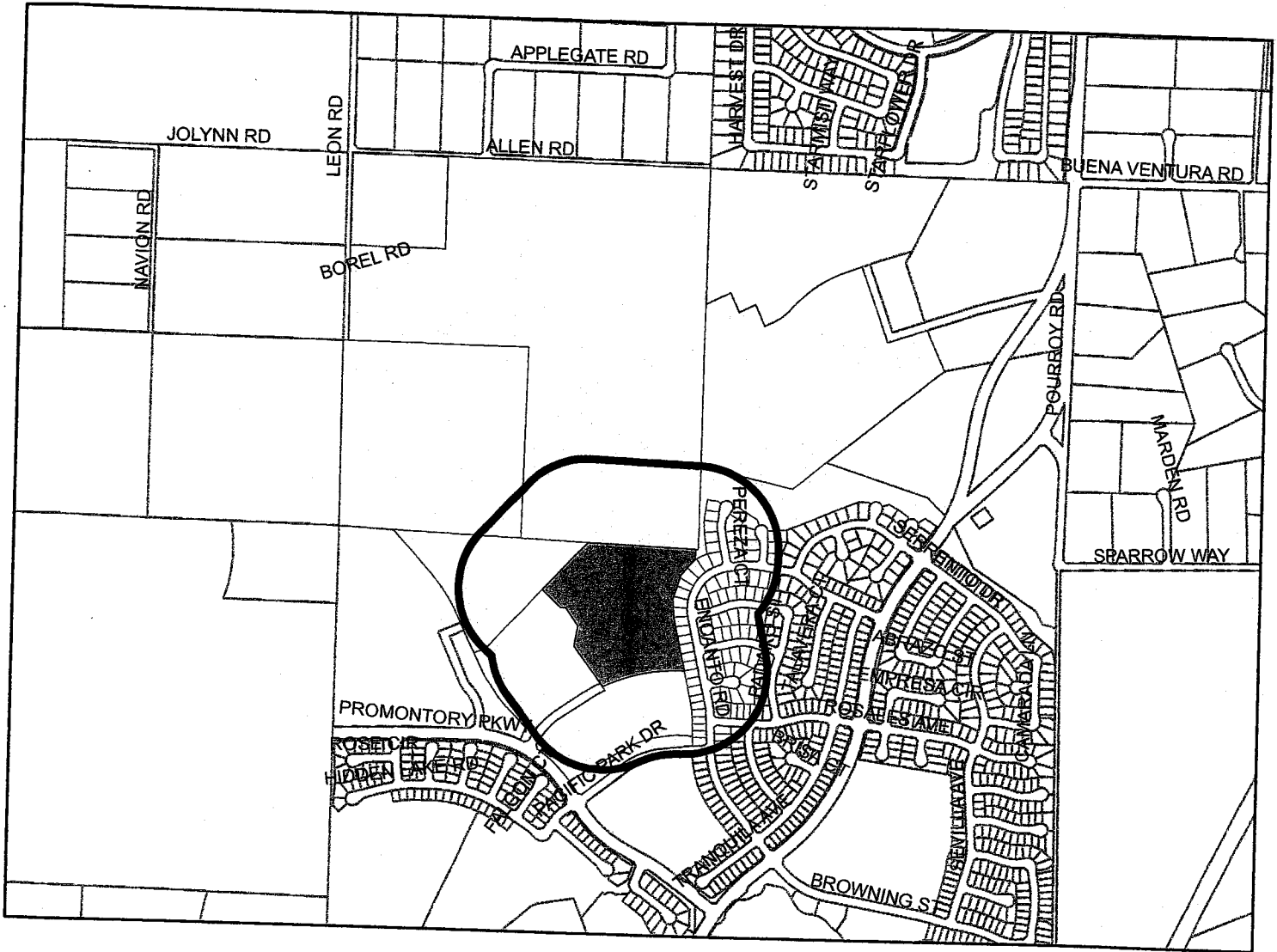
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

7/15/10 CJ
Expires: 1/15/11

600 feet buffer



Selected Parcels

964-451-010	964-080-002	964-422-005	964-080-003	964-420-010	964-421-015	964-451-013	964-451-011	964-450-018	964-421-022
964-450-015	964-451-017	964-420-005	964-421-027	964-421-026	964-421-017	964-401-010	964-421-001	964-421-011	964-420-008
964-420-003	964-420-002	964-421-021	964-450-027	964-450-021	964-422-018	964-402-001	964-450-023	964-421-029	964-450-016
964-401-009	964-450-002	964-401-022	964-421-010	964-450-011	964-401-008	964-420-007	964-401-011	964-451-016	964-421-024
964-451-004	964-402-003	964-450-003	964-421-020	964-421-013	964-450-029	964-421-003	964-422-002	964-450-013	964-450-014
964-421-005	964-450-017	964-451-007	964-422-019	964-422-013	964-420-013	964-422-015	964-450-024	964-421-016	964-421-018
964-421-008	964-422-014	964-422-017	964-140-013	964-140-014	964-140-002	964-140-001	964-080-006	964-140-015	964-451-003
964-450-009	964-420-009	964-450-025	964-422-006	964-421-009	964-422-001	964-420-011	964-421-028	964-421-007	964-420-004
964-450-020	964-421-023	964-422-012	964-421-025	964-421-004	964-421-012	964-451-008	964-080-007	964-450-030	964-450-010

190 parcels shown



1,300 650 0 1,300 Feet

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



APN: 964451010, ASMT: 964451010
ALEJANDRO LEOS, ETAL
31522 CASTILLO RD
MURRIETA CA. 92563

APN: 964451011, ASMT: 964451011
ARTURO O ROSARIO, ETAL
6446 RUBY WAY
CARLSBAD CA 92011

APN: 964080002, ASMT: 964080002
ALEXANDER A BOREL
37760 BOREL RD
MURRIETA CA. 92563

APN: 964450018, ASMT: 964450018
ARTURO SIY, ETAL
37974 PEREZA CT
MURRIETA CA. 92563

APN: 964422005, ASMT: 964422005
ALEXANDER OCHOA GONZALEZ, ETAL
31565 CASTILLO RD
MURRIETA CA. 92563

APN: 964421022, ASMT: 964421022
ARTURO T ANGUIANO, ETAL
7228 COLUMBINE DR
CARLSBAD CA 92011

APN: 964080003, ASMT: 964080003
ALEXANDER RAY BOREL, ETAL
37760 BOREL RD
MURRIETA CA 92563

APN: 964450015, ASMT: 964450015
AVELINO V CANLAS, ETAL
37983 BARRENDA CIR
MURRIETA CA. 92563

APN: 964420010, ASMT: 964420010
ALLAN ZARASPE, ETAL
38245 ENCANTO RD
MURRIETA CA. 92563

APN: 964451017, ASMT: 964451017
BENJAMIN E PERKINS, ETAL
38062 ENCANTO RD
MURRIETA CA. 92563

APN: 964421015, ASMT: 964421015
AMBER MARIE MAJEL, ETAL
31530 DURAZNO CT
MURRIETA CA. 92563

APN: 964420005, ASMT: 964420005
CARLOS MONTENEGRO, ETAL
38195 ENCANTO RD
MURRIETA CA. 92563

APN: 964451013, ASMT: 964451013
ANTONIO ROSARIO, ETAL
38102 ENCANTO RD
MURRIETA CA. 92563

APN: 964421027, ASMT: 964421027
CESAR MANUEL FERRAND
8860 LINDELL AVE APT 5
DOWNEY CA 90240



APN: 964421026, ASMT: 964421026
CHARLES WAYNE WOODY, ETAL
38489 CLEARBROOK DR
MURRIETA CA 92563

APN: 964420002, ASMT: 964420002
DAVID ONG, ETAL
209 W CLIFFWOOD AVE
ANAHEIM CA 92802

APN: 964421017, ASMT: 964421017
CHRIS S MILLER, ETAL
31510 DURAZNO CT
MURRIETA CA. 92563

APN: 964421021, ASMT: 964421021
DEAN A HOFMASTER, ETAL
31537 BOREGA RD
MURRIETA CA. 92563

APN: 964401010, ASMT: 964401010
CHRISTOPHER JOHN HUFFMAN
13646 DURANGO DR
DEL MAR CA 92014

APN: 964450027, ASMT: 964450027
DENNIS A GENIDO, ETAL
38125 ENCANTO RD
MURRIETA CA. 92563

APN: 964421001, ASMT: 964421001
CHRISTOPHER LAURENCE LOCASCIO, ETAL
31546 ROSALES AVE
MURRIETA CA. 92563

APN: 964450021, ASMT: 964450021
DOMINIC CUSUMANO, ETAL
37937 PEREZA CT
MURRIETA CA. 92563

APN: 964421011, ASMT: 964421011
CRESENCIO B CARDINAL, ETAL
31533 DURAZNO CT
MURRIETA CA. 92563

APN: 964422018, ASMT: 964422018
EDUARDO RAMOS, ETAL
38212 ENCANTO RD
MURRIETA CA 92563

APN: 964420008, ASMT: 964420008
CUONG H DOAN
38225 ENCANTO RD
MURRIETA CA. 92563

APN: 964402001, ASMT: 964402001
EMC MORTGAGE CORP
2780 LAKE VISTA DR
LEWISVILLE TX 75067

APN: 964420003, ASMT: 964420003
DAVID L COURINGTON, ETAL
38305 ENCANTO RD
MURRIETA CA. 92563

APN: 964450023, ASMT: 964450023
ERICK RODRIGUEZ, ETAL
27957 PEREZA CT
MURRIETA CA 92563



APN: 964421029, ASMT: 964421029
ERIK TORGERSEN, ETAL
38197 PADARO ST
MURRIETA CA. 92563

APN: 964401008, ASMT: 964401008
GERALD F ROHN, ETAL
38362 ENCANTO RD
MURRIETA CA. 92563

APN: 964450016, ASMT: 964450016
ERNEST R AYSON, ETAL
37994 PEREZA CT
MURRIETA CA. 92563

APN: 964420007, ASMT: 964420007
GERARD SANTORO, ETAL
38215 ENCANTO RD
MURRIETA CA. 92563

APN: 964401009, ASMT: 964401009
FRANK CHEN CHUN YAO, ETAL
38352 ENCANTO RD
MURRIETA CA. 92563

APN: 964401011, ASMT: 964401011
GREGG S EDWARDS, ETAL
38332 ENCANTO RD
MURRIETA CA. 92563

APN: 964450002, ASMT: 964450002
FRANK LIPPMAN, ETAL
38175 ENCANTO RD
MURRIETA CA. 92563

APN: 964451016, ASMT: 964451016
GUADALUPE OCHOA
38072 ENCANTO RD
MURRIETA CA. 92563

APN: 964401022, ASMT: 964401022
FREDRIK P CARPIO
38327 CORALINO DR
MURRIETA CA. 92563

APN: 964421024, ASMT: 964421024
GUISEPPE VACCARO, ETAL
38147 PADARO ST
MURRIETA CA. 92563

APN: 964421010, ASMT: 964421010
GABRIEL ACOSTA, ETAL
31523 DURAZNO CT
MURRIETA CA 92563

APN: 964451004, ASMT: 964451004
HECTOR S MENDEZ, ETAL
31582 CASTILLO RD
MURRIETA CA. 92563

APN: 964450011, ASMT: 964450011
GEORGE SCHILLING
3205 WARWOOD RD
LAKEWOOD CA 90712

APN: 964402003, ASMT: 964402003
HECTOR VARGAS, ETAL
38345 ENCANTO RD
MURRIETA CA. 92563

APN: 964450003, ASMT: 964450003
HOANG VANUT PHAN, ETAL
38185 ENCANTO RD
MURRIETA CA. 92563

APN: 964450014, ASMT: 964450014
JAMES M KELLOGG, ETAL
37973 BARRENDA CIR
MURRIETA CA. 92563

APN: 964421020, ASMT: 964421020
HUE NGUYEN
31527 BOREGA RD
MURRIETA CA. 92563

APN: 964421005, ASMT: 964421005
JAMES W LUNDGREN, ETAL
C/O GERALD LUNDGREN
15744 ARBELA DR
WHITTIER CA 90603

APN: 964421013, ASMT: 964421013
HUY D VU
31550 DURAZNO CT
MURRIETA CA. 92563

APN: 964450017, ASMT: 964450017
JASON R HEREDIA, ETAL
1166 PAIOLUOLU WAY
HONOLULU HI 96825

APN: 964450029, ASMT: 964450029
HYUN T KIM
38145 ENCANTO RD
MURRIETA CA. 92563

APN: 964451007, ASMT: 964451007
JESSE W MAUNTEL, ETAL
31552 CASTILLO RD
MURRIETA CA. 92563

APN: 964421003, ASMT: 964421003
ISAMEL PENA, ETAL
31566 ROSALES AVE
MURRIETA CA. 92563

APN: 964422019, ASMT: 964422019
JOSELITO M AUSTRIA, ETAL
11705 ASPENDELL DR
SAN DIEGO CA 92131

APN: 964422002, ASMT: 964422002
JACK D WALDRON, ETAL
114 ARLA CT
STAFFORD VA 22554

APN: 964422013, ASMT: 964422013
JOSEPH R CHAVEZ, ETAL
31564 BOREGA RD
MURRIETA CA. 92563

APN: 964450013, ASMT: 964450013
JAMES B CRUNDWELL, ETAL
37963 BARREMDA CIR
MURRIETA CA. 92563

APN: 964420013, ASMT: 964420013
KEITH G SANDERS, ETAL
38275 ENCANTO RD
MURRIETA CA. 92563

APN: 964422015, ASMT: 964422015
KEITH M HANSON, ETAL
31544 BOREGA RD
MURRIETA CA. 92563

APN: 964140015, ASMT: 964140015
LENNAR HOMES OF CALIF INC
391 N MAIN ST NO 300
CORONA CA 92880

APN: 964450024, ASMT: 964450024
KENNETH JOHN MACLEOD
37967 PEREZA CT
MURRIETA CA. 92563

APN: 964451003, ASMT: 964451003
LLOYD B HIGHTOWER, ETAL
31592 CASTILLO RD
MURRIETA CA. 92563

APN: 964421016, ASMT: 964421016
KEVIN J GLOVER, ETAL
1960 LEXINGTON AVE APT B
GREAT LAKES IL 60088

APN: 964450009, ASMT: 964450009
LUZ PANTALEON, ETAL
37990 BARRENDA CIR
MURRIETA CA. 92563

APN: 964421018, ASMT: 964421018
KSHITIJ SINGHAL
3881 SUMMIT ROCK LN
MURRIETA CA 92563

APN: 964420009, ASMT: 964420009
MA VERONICA ENRIQUEZ
38235 ENCANTO RD
MURRIETA CA. 92563

APN: 964421008, ASMT: 964421008
LARRY MARTIN, ETAL
34860 MONTE VERDE RD
TEMECULA CA 92592

APN: 964450025, ASMT: 964450025
MARCOS PILI FRANCISCO, ETAL
37977 PEREZA CT
MURRIETA CA. 92563

APN: 964422014, ASMT: 964422014
LARRYANDMARGEE
C/O LARRY FOSTER
1224 BUSH ST
SAN DIEGO CA 92163

APN: 964422006, ASMT: 964422006
MARIO R ARCAIRA, ETAL
31575 CASTILLO RD
MURRIETA CA. 92563

APN: 964422017, ASMT: 964422017
LE THI QUYNH TRUONG
31524 BOREGA RD
MURRIETA CA. 92563

APN: 964421009, ASMT: 964421009
MARK J MRAZ
72146 HIGHWAY 111
RANCHO MIRAGE CA 92270

APN: 964422001, ASMT: 964422001
MARVIN PEREZ YABUT, ETAL
38202 ENCANTO RD
MURRIETA CA. 92563

APN: 964422012, ASMT: 964422012
MOHAMAD TARABULSI, ETAL
7610 LA CORUNA PL
CARLSBAD CA 92009

APN: 964420011, ASMT: 964420011
MARVIN RUDELL
38255 ENCANTO RD
MURRIETA CA. 92563

APN: 964421025, ASMT: 964421025
MOZAFAR BABAIE
38157 PADARO ST
MURRIETA CA. 92563

APN: 964421028, ASMT: 964421028
MICHAEL A SPANO, ETAL
C/O ALLICE L SPANO
18433 W VOGEL AVE
WADDELL AZ 85355

APN: 964421004, ASMT: 964421004
NATHAN WEATHERLY, ETAL
31576 ROSALES AVE
MURRIETA CA. 92563

APN: 964421007, ASMT: 964421007
MICHAEL G BARNEY
38312 ENCANTO RD
MURRIETA CA. 92563

APN: 964421012, ASMT: 964421012
PEDRO S RODRIGUEZ
31543 DURAZNO CT
MURRIETA CA. 92563

APN: 964420004, ASMT: 964420004
MICHAEL J POWER, ETAL
38315 ENCANTO RD
MURRIETA CA. 92563

APN: 964451008, ASMT: 964451008
PHILIP MARABANTE, ETAL
31542 CASTILLO RD
MURRIETA CA. 92563

APN: 964450020, ASMT: 964450020
MICHAEL V HUGHES, ETAL
37934 PEREZA CT
MURRIETA CA. 92563

APN: 964080007, ASMT: 964080007
RANCHO BELLA VISTA
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

APN: 964421023, ASMT: 964421023
MINGHUA QI, ETAL
31567 BOREGA RD
MURRIETA CA. 92563

APN: 964450030, ASMT: 964450030
RANCHO BELLA VISTA COMMUNITY ASSN
C/O AVALON MGMT
31608 RAILROAD CANYON RD
CANYON LAKE CA 92587

APN: 964450010, ASMT: 964450010
RAYMOND F MCNAIR, ETAL
37980 BARRENDA CIR
MURRIETA CA. 92563

APN: 964420012, ASMT: 964420012
ROBERT E SMITH
38265 ENCANTO RD
MURRIETA CA. 92563

APN: 964451014, ASMT: 964451014
REO PROP
1440 CHALGROVE DR NO F
CORONA CA 92882

APN: 964401021, ASMT: 964401021
ROBERT HOANG LY, ETAL
38337 CORALINO DR
MURRIETA CA. 92563

APN: 964450012, ASMT: 964450012
RICHARD FLORES, ETAL
37953 BARRENDA CIR
MURRIETA CA. 92563

APN: 964450022, ASMT: 964450022
RODRIGO CARREON REYES, ETAL
13771 KERRY LN
SAN DIEGO CA 92130

APN: 964451015, ASMT: 964451015
RICK T TRAN, ETAL
38082 ENCANTO RD
MURRIETA CA. 92563

APN: 964421014, ASMT: 964421014
ROGER MIFSUD, ETAL
31540 DURAZNO CT
MURRIETA CA. 92563

APN: 964402002, ASMT: 964402002
ROBERT A MALSTROM, ETAL
38335 ENCANTO RD
MURRIETA CA. 92563

APN: 964450026, ASMT: 964450026
RYAN C REMINGTON, ETAL
38115 ENCANTO RD
MURRIETA CA. 92563

APN: 964420006, ASMT: 964420006
ROBERT A VADEN, ETAL
38205 ENCANTO RD
MURRIETA CA. 92563

APN: 964451005, ASMT: 964451005
SCHIERBERL FAMILY TRUST, ETAL
C/O LARRY SCHIERBERL
31572 CASTILLO RD
MURRIETA CA. 92563

APN: 964451006, ASMT: 964451006
ROBERT C TURNER, ETAL
31562 CASTILLO RD
MURRIETA CA. 92563

APN: 964451012, ASMT: 964451012
SCOTT R BRUGGE, ETAL
38112 ENCANTO RD
MURRIETA CA. 92563



APN: 964450019, ASMT: 964450019
SHARIANN C KIMBALL
37944 PEREZA CT
MURRIETA CA. 92563

APN: 964421019, ASMT: 964421019
TRENT A WITTE
31517 BOREGA RD
MURRIETA CA. 92563

APN: 964421002, ASMT: 964421002
SIERRA TRUST
31556 ROSALES AVE
MURRIETA CA. 92563

APN: 964450001, ASMT: 964450001
TUAN A DO, ETAL
38165 ENCANTO RD
MURRIETA CA. 92563

APN: 964450028, ASMT: 964450028
STEVE BRINCAT, ETAL
38135 ENCANTO RD
MURRIETA CA. 92563

APN: 964422004, ASMT: 964422004
TUYEN DAO BUI
31545 CASTILLO RD
MURRIETA CA. 92563

APN: 964422016, ASMT: 964422016
THANG C HOANG, ETAL
31534 BOREGA RD
MURRIETA CA. 92563

APN: 964422007, ASMT: 964422007
YESENIA P QUINTOS, ETAL
31585 CASTILLO RD
MURRIETA CA. 92563

APN: 964420001, ASMT: 964420001
TIMOTHY J DALEY, ETAL
7685 CANTATA LN
SAN DIEGO CA 92127

APN: 964451009, ASMT: 964451009
TOM HOANG, ETAL
31532 CASTILLO RD
MURRIETA CA. 92563

APN: 964422003, ASMT: 964422003
TOMAS D LOPEZ, ETAL
31535 CASTILLO RD
MURRIETA CA. 92563

Applicant:

Lennar Homes of California
391 North Main St., Ste. 300
Corona, CA 92880

Eng-Rep:

Rick Engineering Company
1223 University Ave. Ste. 240
Riverside, CA 92507

Owner:

Rancho Bella Vista, LLC
1 Betterworld Circle #300
Temecula, CA 92590

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 ② ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS
 ③ BILLING DATE 09/02/10
 FOR BILLING INFORMATION CALL (951) 368-9713
 ④ PAGE NO 1
 ⑤ TOTAL AMOUNT DUE 278.20
 ⑥ UNAPPLIED AMOUNT
 ⑦ TERMS OF PAYMENT Due Upon Receipt

⑧ BILLED ACCOUNT NAME AND ADDRESS
 BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P.O. BOX 1147
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⑨ BILLED ACCOUNT NUMBER 045202
 ⑩ REP NO LE04

Statement #: 56559763 Amount Paid \$ _____ Your Check # _____


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09/02	4224274 CO	TTM31871 M1 FTA 1995-27 Class : 10 Ctext Ad# 10382548 Placed By : Cecilia Gil	214 L	1.30		278.20

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Press-Enterprise

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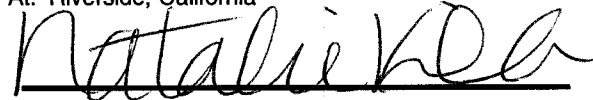
Ad Desc.: TTM31871 M1 FTA 1995-27

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:

09-02-10

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

Date: Sep. 2, 2010
At: Riverside, California



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

Ad #: 10382548

PO #:

Agency #: _____

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK TENTATIVE TRACT MAP MINOR CHANGE NO. 1 IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED

NOTICE IS HEREBY GIVEN that a public hearing of 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, September 14, 2010 at 1:30 P.M. to consider the application submitted by Lennor Homes of California - Rick Engineering, Inc., on Fast Track Tentative Tract Map No. 31871, Minor Change No. 1 (FTA 1995-27), which proposes to A) expand the detention basin (Lot 252) from 0.44-acres to 1.2-acres gross; B) Reconfigure Lot 254 from an existing bioswale into a 2-acre detention basin resulting in the loss of two (2) lots; C) Change Lots 69-85 from 5,000 square-foot lots to 4,500 square-foot lots; D) Change Lots 110-124 from 4,500 square-foot lots to 5,000 square-foot lots; E) Adjust Lots 115 and 116 to face Turning Leaf Court instead of Rose Arbor Court; F) Deletion of cul-de-sac along Spring Canyon Drive; G) Change the realignment of Bella Rosa Drive, Mild Meadow Drive and Spring Canyon Drive; and H) Adjust lot line for Lots 147-155, 187-190 and 239-249 to accommodate street realignments ("the project"). The project is located northerly of Promontory Parkway and westerly of Pourroy Road in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The potential environmental effects of the proposed minor changes to Tentative Tract map 31871 were fully studied in Environmental Assessment No. 36911. Based thereon, the Board of Supervisors adopted a Mitigated Negative Declaration on November 21, 2006. Approval of the proposed changes to Tentative Tract map 31871 will not result in any new significant environmental effects not identified in Environmental Assessment No. 36911, nor will it substantially increase the severity of the environmental effects identified in Environmental Assessment No. 36911. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. Accordingly, the Board of Supervisors hereby finds that it has fully complied with the California Environmental Quality Act and no further environmental documentation is required.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 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 WENDELL BUGTAL, PROJECT PLANNER, AT (951) 955-2419 OR EMAIL wbugtal@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.

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

Dated: August 30, 2010
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

9/2

RIVERSIDE CO. BOARD OF SUPERVISORS
 ATTN: CECILIA GIL
 P.O. BOX 1147
 RIVERSIDE, CA 92502-1147
 951-955-8464

AD NUMBER	PAGE NO.
2269331	1 of 1
BILL DATE	SALESPERSON
09/02/10	06
START DATE	STOP DATE
09/02/10	09/02/10

AD NUMBER	AD DESCRIPTION	CLASS	LINES
2269331	NOTICE OF PUBLIC HEARING NOTICE O	16000 LEGAL ADVERTISING	144 * 2

Publication	Insertions	Rate	Net Amount	Gross Amount
9 THE CALIFORNIAN	1	L3	\$0.00	
23 INTERNET	1	L3	\$0.00	
TOTAL AD CHARGE			\$299.36	
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*Planning
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 TTM 31871*





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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

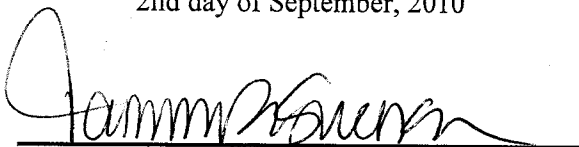
a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the 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:

September 2 2010

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

Dated at TEMECULA, CALIFORNIA, this

2nd day of September, 2010



Signature

Tammi E. Swenson
Legal Advertising Representative

Title

NOTICE OF PUBLIC HEARING Riverside County Board of Supervisors

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK TENTATIVE TRACT MAP MINOR CHANGE NO. 1 IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED

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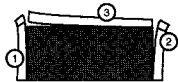
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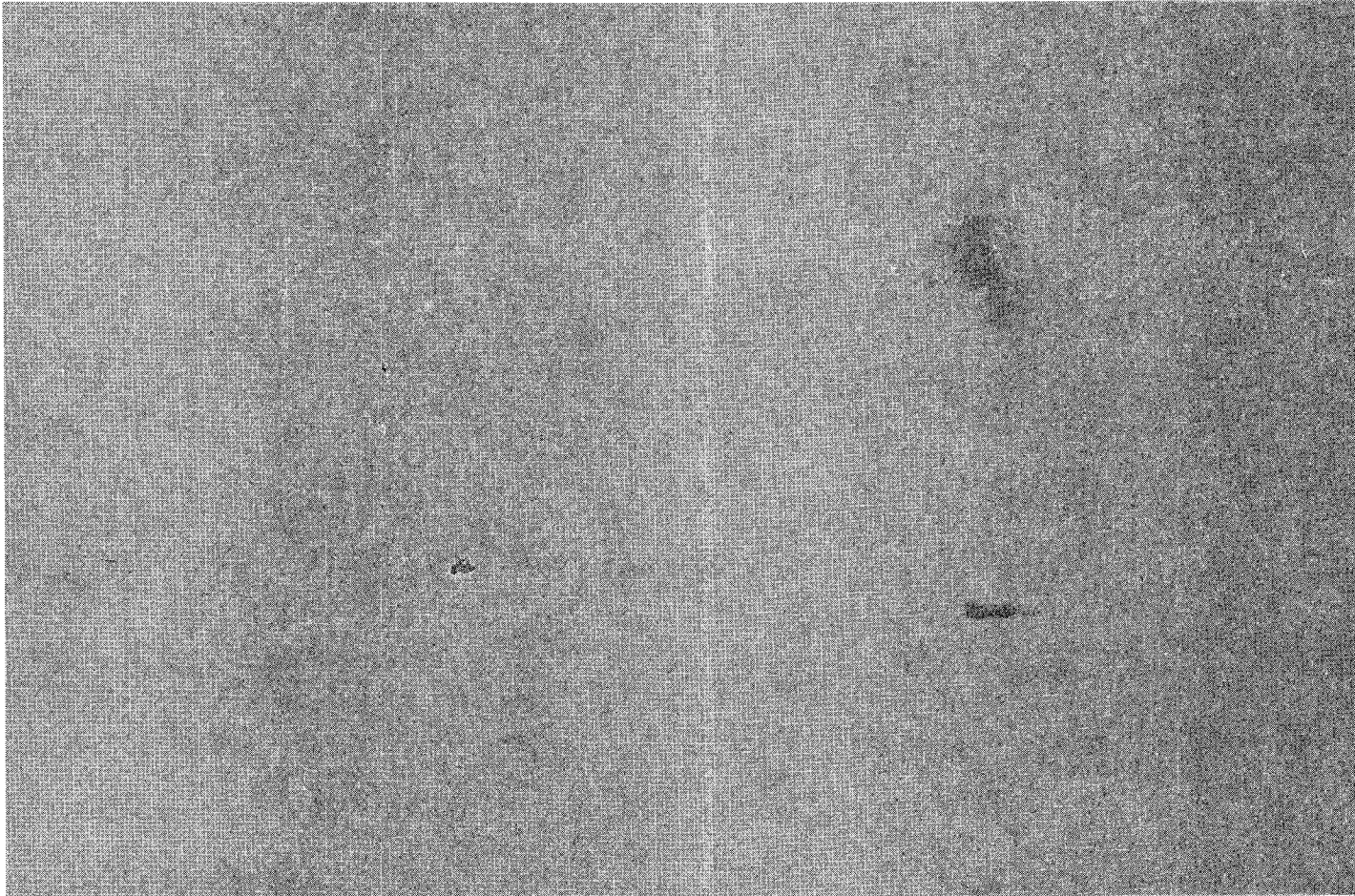
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: August 30, 2010
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

PUB: September 2, 2010



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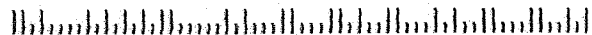
APN: 964422002, ASMT: 964422002
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114 ARLA CT
STAFFORD VA 22554

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK TENTATIVE TRACT MAP MINOR CHANGE NO. 1 IN THE RANCHO CALIFORNIA ZONING AREA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED

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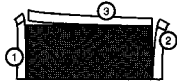
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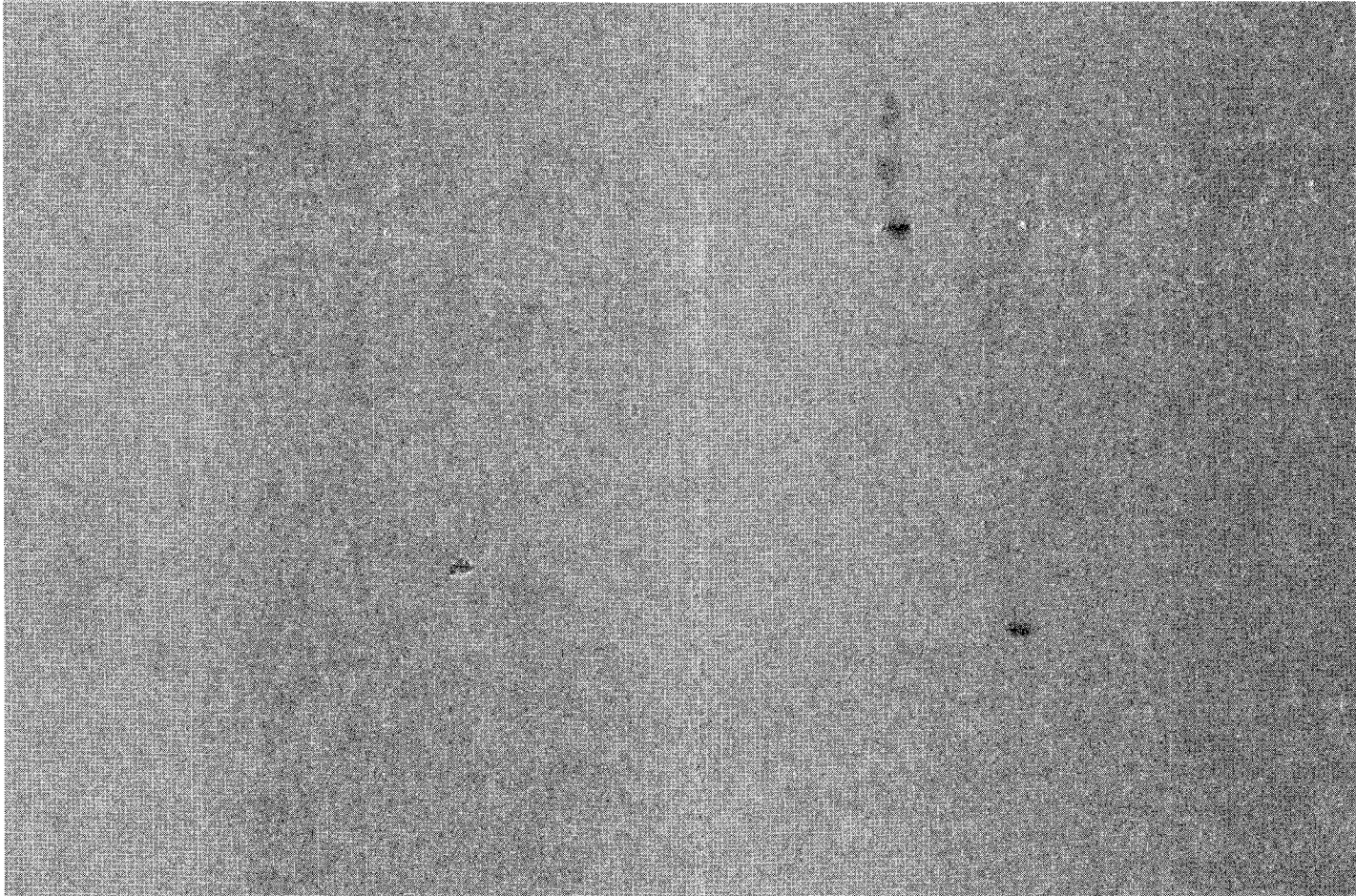
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: August 30, 2010

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



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Riverside County Clerk of the Board
County Administrative Center
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Riverside, CA 92502-1147

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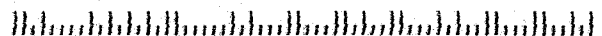
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK TENTATIVE TRACT MAP MINOR CHANGE NO. 1 IN THE RANCHO CALIFORNIA ZONING AREA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED

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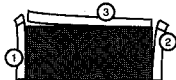
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Dated: August 30, 2010

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

163 of 09-14-10



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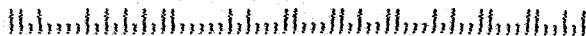
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9256303000 1147



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK TENTATIVE TRACT MAP MINOR CHANGE NO. 1 IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT WENDELL BUGTAL, PROJECT PLANNER, AT (951) 955-2419 OR EMAIL wbugtal@rccltma.org.

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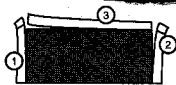
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

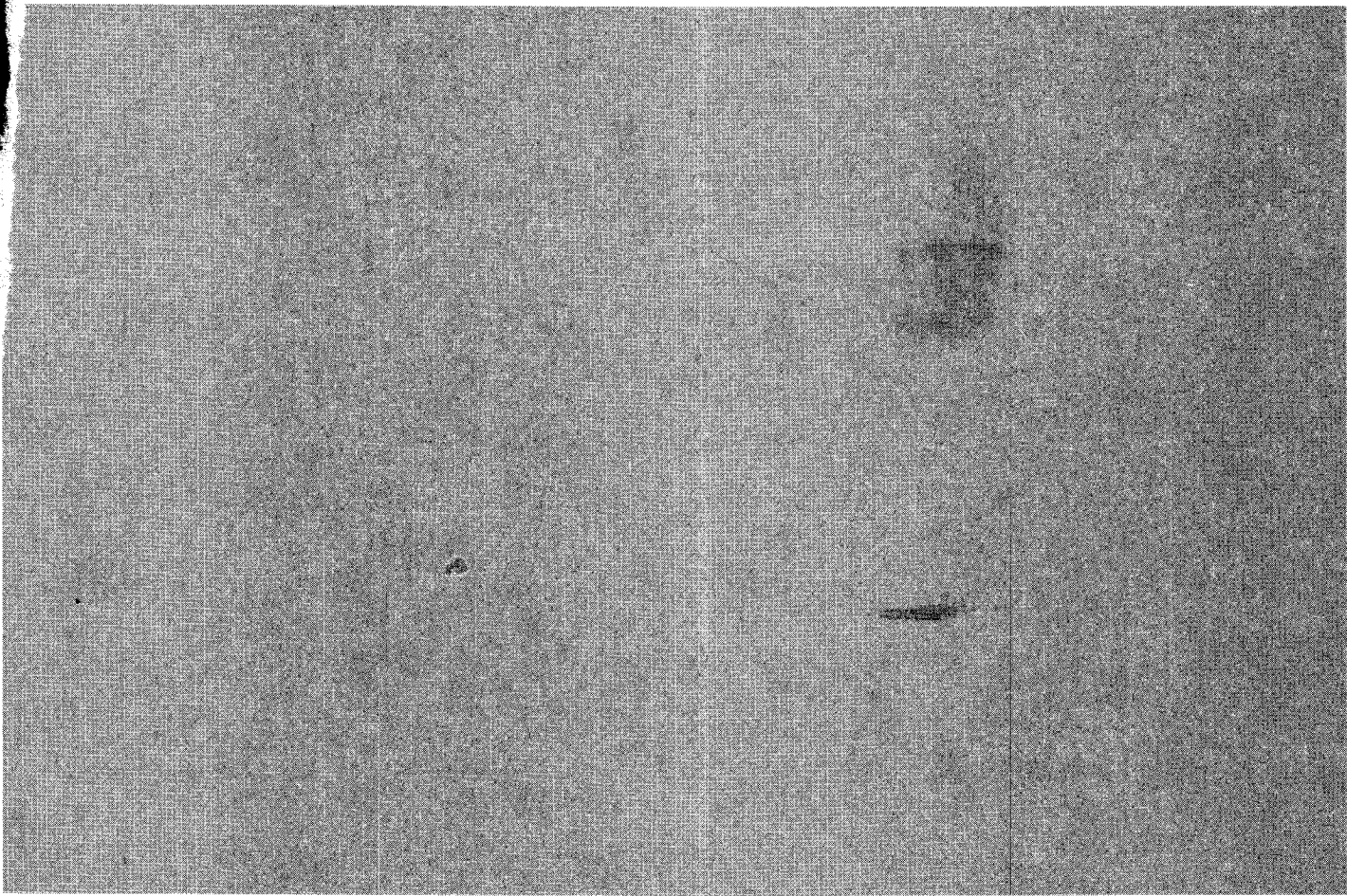
Dated: August 30, 2010

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

16.3 of 09-14-10



REMOVE SIDE EDGES FIRST
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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

APN: 964420013, ASMT: 964420013
KEITH G SANDERS, ETAL
38275 ENCANTO RD
MURRIETA CA. 92563

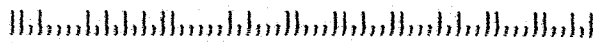
RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2010 SEP - 2 PM 3:06

NIXIE 928 DE 1 00 08/31/10

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BC: 92502114747 *1977-09492-31-42

GL *2250209147



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK TENTATIVE TRACT MAP MINOR CHANGE NO. 1 IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED

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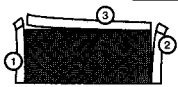
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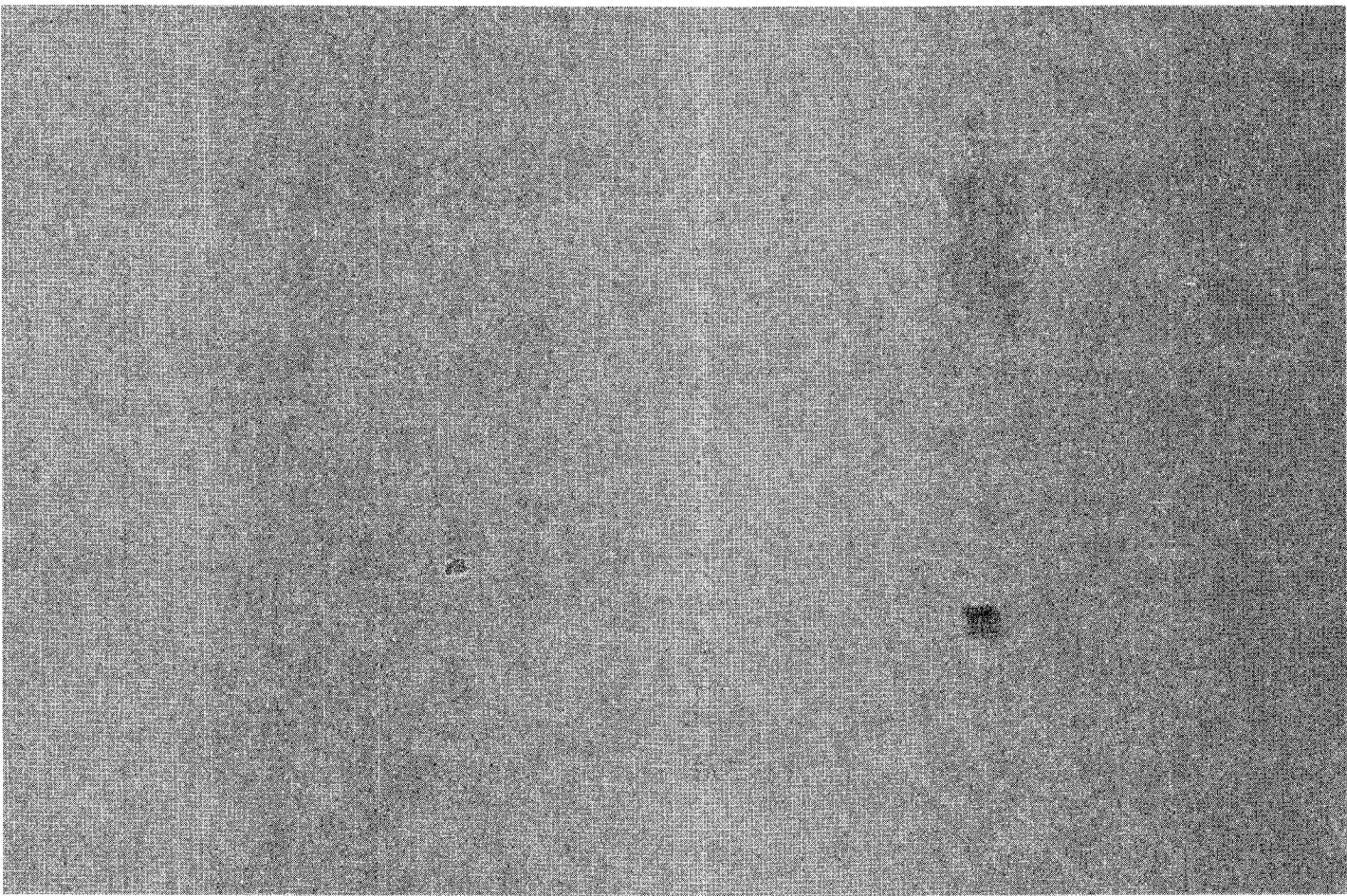
Dated: August 30, 2010

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

16-3 of 09-14-10



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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

APN: 964421017, ASMT: 964421017
CHRIS S MILLER, ETAL
31510 DURAZNO CT
MURRIETA CA. 92563

Handwritten signature/initials

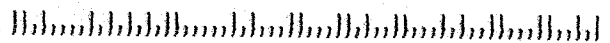
RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2010 SEP - 2 PM 3: 06

NIXIE 923 DE 1 00 06/31/10

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BC: 92502114747 *1977-09431-31-42

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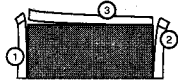
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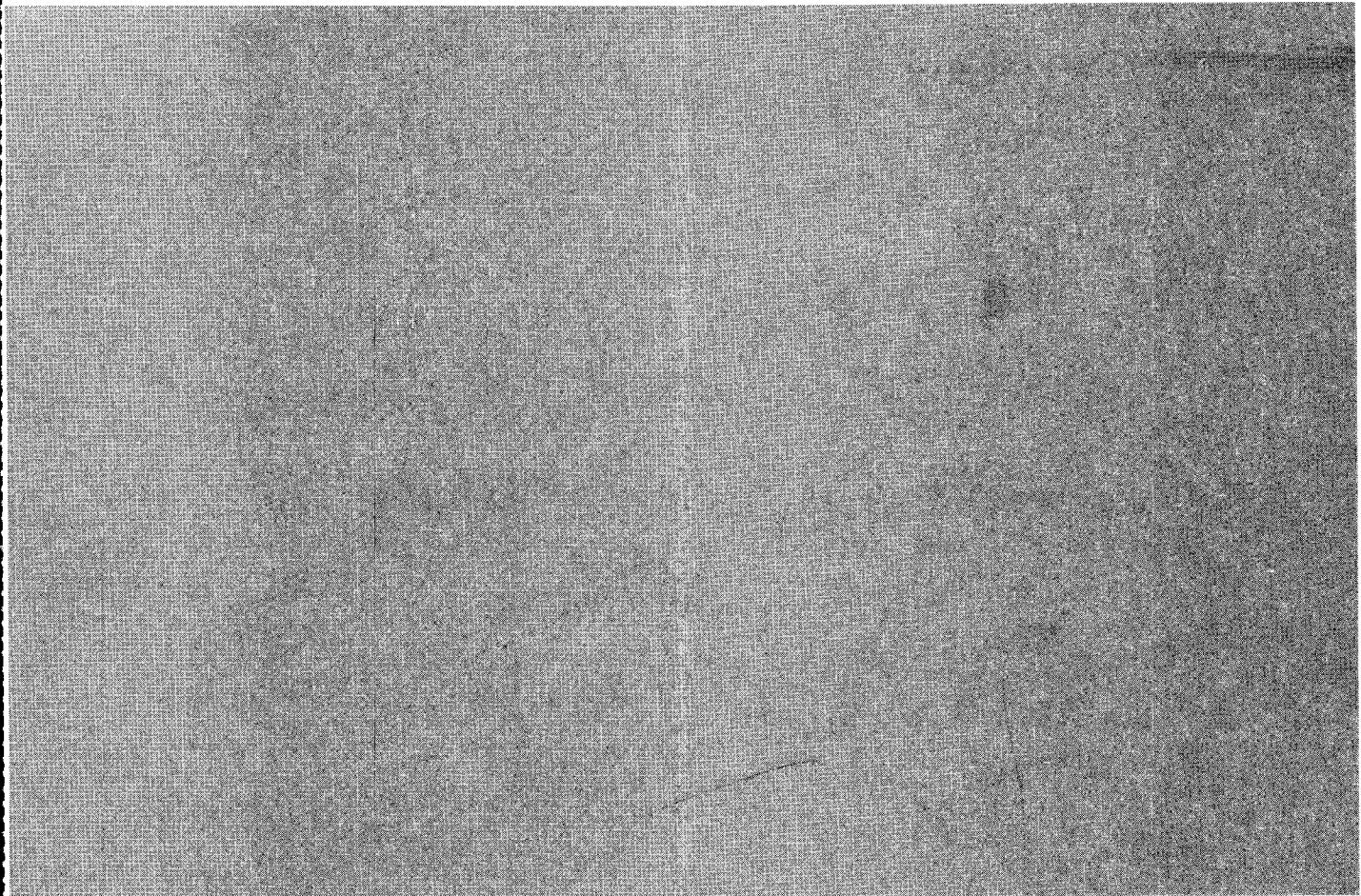
Dated: August 30, 2010

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

163 of 09-14-10



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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
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APN: 964421002, ASMT: 964421002
SIERRA TRUST
31556 ROSALES AVE
MURRIETA CA. 92563

Handwritten signature or initials.

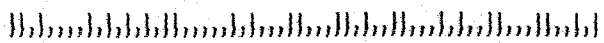
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Dated: August 30, 2010

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

16-3 of 09-14-10

**Riverside County Board of Supervisors
Request to Speak**

X

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: JARNNE VALDEZ
FOR LENNAR

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 9-14-10 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.